





Wilson Jones

**Minute Book
395-31**

**Outfit
0395-31
WITH FILLER 903-30-25**

MADE IN MEXICO







Digitized by the Internet Archive
in 2015

FORT WAYNE REDEVELOPMENT COMMISSION

REGULAR MEETING MINUTES

January 25, 1999

TIME: 4:30 p.m.

PLACE City-County Building - Room 128

CALL TO ORDER: Mr. Hill called to order this regular meeting of the Fort Wayne Redevelopment Commission.

ROLL CALL: Mr. Hill took roll call and made note that all members were present and had been sworn in prior to the meeting by City Clerk, Sandra Kennedy, for the year of 1999.

MEMBERS PRESENT: R. Steven Hill - President
Steven McElhoe - Vice-President
George Simler, III - Secretary
John Sullivan - Member
John Powell - Member

MEMBERS ABSENT: None

STAFF PRESENT: Ronald R. Fletcher - Executive Director
James C. Lindsay - Redevelopment Specialist
Loren Kravig - Redevelopment Specialist
Greg Leatherman - Brownfield Manager
Marla Weber - Administrative Assistant

COUNSEL PRESENT: R. David Boyer

OTHERS PRESENT:

ELECTION OF OFFICERS Mr. McElhoe made a motion for R. Steven Hill to be named as president of the Redevelopment Commission for the year of 1999, with Mr. Powell seconding the motion. The motion was voted upon and passed unanimously. Mr. Sullivan motioned for Steven E. McElhoe to be named as vice-president of the Redevelopment Commission, with Mr. Powell seconding the motion. The motion was voted upon and passed unanimously. Mr. Powell made a motion that George S. Simler, III be named as secretary of the Redevelopment Commission for the year of 1999, with Mr. Sullivan seconding the motion. The motion was voted upon and passed unanimously.

APPROVAL OF CLAIMS None

APPROVAL OF MINUTES Mr. Sullivan made a motion to approve December 21, 1998 Regular Meeting Minutes. Mr. Simler seconded. Motion was voted upon and passed unanimously.

OLD BUSINESS None

NEW BUSINESS

Resolution 99-1

Approving a contract for professional legal services

Mr. Fletcher stated that these contracts represent the annual appointment of legal counsel for the Redevelopment Commission. The contracts contain an hourly increase of \$5.00 from last year's fees for a total hourly fee of \$125.00. The law firms being retained are Helmke, Beams, Boyer & Wager, with our legal counsel being R. David Boyer; and John J. Wernet from the law firm of Miller, Carson, Boxberger & Murphy. Mr. Simler motioned for approval of Resolutions 99-1 and 99-2, with Mr. Sullivan seconding. Motions were voted upon and passed unanimously.

Resolution 99-2

Approving a contract for professional legal services

Please see above information under Resolution 99-1, noting that Resolution 99-1 and Resolution 99-2 were both considered and approved together by the Redevelopment Commission.

Resolution 99-3

Approving an Intergovernmental Agreement with the Allen County Commissioners

Mr. Fletcher stated that this Agreement will authorize the Allen County Board of Commissioners to assign its certificate of tax sale for the Bowser parcels B and C to the Redevelopment Commission, and allow immediate access to Parcels A, B, & C, to determine the extent of cleanup required and to perform demolition and site preparation. The real estate has been advertised and brought to tax sale. No bidders have bid for this real estate and Allen County presently holds the proper tax certificate.

Mr. Fletcher showed Commissioners where this area is located on the map of the Bowser Site. Mr. Fletcher did state that this agreement is subject to minor changes that he and the Commission Attorney may need to make in order to finalize the negotiations with Allen County. The next step would be removal of the concrete slabs on the site, and taking the building down. The underground tanks would then be removed with testing taking place around the area where the tanks were removed. After characterization of any environmental problems, a development plan would then be established for the site. Mr. McElhoe motioned for approval of Resolution 99-3, with Mr. Powell seconding. The motion was voted upon and Resolution 99-3 was passed unanimously.

Bid Opening for Bowser Site Preparation and Demolition

Mr. Hill opened the bids for the preparation and demolition of the Bowser site and read them to the Redevelopment Commission as follows: Richard Ness Excavating & Trucking, Inc. submitted a principal bid of \$339,110.00, along with an alternate #2 bid of \$35,160.00; and Martin Service Systems, Inc. submitted a principal bid of \$193,000.00, with an alternate #2 bid of \$28,000.00. Mr. Hill stated that the bids would be taken under advisement until Redevelopment staff had the opportunity to review them for needed documentation, etc. Mr. Hill stated that the Redevelopment Commission would consider awarding the bid later in the meeting.

Resolution 99-4

Awarding a Contract to Environment Technology Consulting Corporation

Mr. Fletcher stated that the Redevelopment Commission hired GAI Consultants to conduct an asbestos inspection on Parcel A of the Bowser site. It was determined that asbestos does exist and needs to be abated before demolition of the building and further site preparation. This resolution is to get this asbestos abatement done. The Redevelopment Commission prepared bid packets which included the asbestos inspection report and invited five asbestos abatement contractors to bid on the project. Clean Air Systems, Inc. and Preferred Environmental Systems, Inc., did not respond to the invitation. Environment Technology Consulting Corporation bid \$3,600.00; Environmental Management Specialists, Inc., bid \$4,232.00; and Air Management Techniques, Inc., submitted a late bid in the amount of \$4,950.00. The Redevelopment staff recommends awarding a contract for asbestos abatement to Environment Technology Consulting Corporation in the amount of \$3,600.00; contingent upon gaining access to the site, commonly known as Parcel A of the Bowser site, through negotiation of a mutually satisfactory agreement with the land's owner, the Allen County Board of Commissioners. Mr. Fletcher stated that there will probably be more asbestos abatement needed after the concrete is removed in Parcel B. Mr. Hill asked if there would be a separate contract to perform that abatement and Mr. Fletcher replied yes, it would be a separate contract. Mr. Sullivan made a motion to approve Resolution 99-4, with Mr. Powell seconding the motion. A vote was taken and Resolution 99-4 was passed unanimously.

Resolution 99-5

Ratifying and Approving a Change Order Number One (1) to a Contract with Triad Engineering, Inc.

Mr. Fletcher stated that Triad Engineering, Inc. performed the original limited environmental investigation at the gas station at 216 West Superior Street. It was determined that contamination does exist at this site and Redevelopment staff has determined that two (2) additional borings are required to determine if contamination has moved off site, and if there is any water contamination. This additional information is necessary in order to consider accepting a donation of the property. Mr. Kravig shared information from the original report and that geo probing was done at that time. A number of samples were taken and only two showed any traces of contamination at all in the vicinity of the suspect petroleum tanks. Field observations as well as lab testing revealed the contamination to be old and weak. The highest levels of contamination barely exceeded residential clean-up standards. The concept for this Resolution is to go back out and see if this contamination has spread into any surrounding areas. Mr. Kravig shared that results from prior probing closer to the river came back with negative results on both soil and water. Mr. Powell asked what were the consequences of this information. Mr. Fletcher stated that we need this determination in order to accept this parcel. Mr. Powell asked what will the Redevelopment Commission's position on this property be if the determination is made contamination has moved off site and exceeds acceptable clean-up standards. Mr. Fletcher stated that if contamination would be found off site and at a higher level, we may be faced with more remediation than what the Redevelopment Commission is prepared to do. However, this resolution is just ratifying Change Order Number One (1) to Triad Engineering, Inc. for two (2) additional borings, which has already been done. The results are very favorable and in fact, Triad has said that there may not even be remediation that needs to be done. Mr. Kravig stated that the only thing that might put the site in violation is that the tanks should have been properly closed when taken out of service, and that was not done. Mr. Simler moved to approve Resolution 99-5, with Mr. Powell seconding the motion. Mr. Sullivan stated that he felt that the Redevelopment Commission should give the Redevelopment staff authority to go ahead and accept that property, subject to reports coming back at an acceptable level. A vote was taken and Resolution 99-5 was passed unanimously.

Resolution 99-6

Establishing the Acquisition Price for Property Located Within the Boundaries of the Grant Avenue Redevelopment Area

Mr. Fletcher stated that we have received values from the appraisers regarding the property located within the boundaries of the Grant Avenue Redevelop Area, which consists of Lots 34, 35, 52, 53, & Lot 71. According to Indiana law, the average of the two independent appraisals establishes the acquisition price. The Resolution depicts the average of the two appraisals as \$263,000.00, and constitutes the authorization to offer the approved price to the current owner. Mr. Powell moved for approval of Resolution 99-6, with Mr. McElhoe seconding the motion. The motion was voted upon and Resolution 99-6 was passed unanimously.

Resolution 99-7

Awarding a Contract to Martin Service Systems, Inc.

Mr. Fletcher stated that this Resolution is based on the agreement that the Redevelopment Commission would demolish the former dairy building on lots 37 through 42 of Ewings' Grove Addition, located at the southeast corner of the intersection of Baker Street and Fairfield Avenue, in anticipation of roadway improvements to Baker Street and Fairfield Avenue, and the construction of a parking lot by Cox Realty Corporation. Bids were opened up at the December 21, 1998 Redevelopment Commission meeting. Martin was the low bidder at \$93,000.00. Mr. Fletcher stated that he had spoken with UEA and they will have monies available to the Redevelopment Commission to help fund this demolition. This Resolution is subject to proper conveyance of the real estate. Mr. Boyer is looking over the wording of the closing documents, and hopefully, this will be conveyed within the next couple of weeks. Mr. Sullivan made the motion to approve Resolution 99-7, with Mr. Simler seconding the motion. The motion was voted upon and Resolution 99-7 was passed unanimously.

Resolution 99-8

Awarding a Contract for the Bowser Site Preparation and Demolition

Mr. Kravig shared that all necessary documentation was received and looked complete in the bid packet received today from Martin Service Systems, Inc. Mr. Kravig recommended awarding the bid to Martin, with the only question being the amount, due to a lot of contingencies or unknowns yet to be determined with this demolition. Mr. Simler moved to approve Resolution 99-8 and award the contract to Martin Service Systems, Inc. Mr. Sullivan seconded the motion. Mr. Fletcher stated that this Resolution is subject to proper conveyance of the real estate and made note that the Resolution does not reflect this condition. Mr. Fletcher stated that the Resolution will be amended to reflect that it is subject to proper conveyance and access of the real estate. Resolution 99-8 was then voted upon and passed unanimously.

Courthouse Green Project

Mr. Lindsay reviewed the 100% complete construction drawings. Mr. Lindsay stated that distribution of drawings has begun to various general contractors and sub-contractors accordingly. Mr. Lindsay stated that a wide distribution of drawings indicates great interest in this project, not only on the part of general contractors, of which there are six, but also mechanical, electrical, and landscaping sub-contractors. The project was bid at this time, hoping for just such a response. Mr. Lindsay stated that a pre-bid meeting took place on January 19th, which was very well attended. A lot of the details were discussed and finalized for the project. An addendum responding to questions at the pre-bid will be issued later this week. Mr. Simler asked what kinds of questions were asked at the pre-bid. Mr. Lindsay responded that they were basically technical questions, with examples being, "Does this arrow point to this feature?",

"Do we have to put a trailer on the site?", etc., nothing significant relating to the basic design. Mr. Fletcher stated that there was some discussion regarding keeping the pedestrian sidewalk on the east side open during construction, allowing access to the east entrance of the courthouse. Mr. Lindsay stated that the next step of the process will take place on Monday, February 8 at 4:30 p.m., to receive bids. There is the need for one of the Commissioners to be present to open these bids at that time in Room 810, turning them over to staff for appropriate review. The Review Committee will meet on February 9 to give results on the fundraising efforts of the Preservation Trust. Once review of all of this information is complete, Redevelopment Staff will then be ready to recommend awarding of the contract at the Redevelopment Commission meeting on February 15th. Mr. Fletcher asked for a volunteer from the Commissioners to open up bids on February 8th. Mr. Powell felt that his schedule would be conducive to doing this, he will check to be sure, and let Redevelopment staff know. Mr. Simler stated that he would also be available. Mr. Lindsay stated that he expects about five general contractors to submit bids. Mr. Sullivan asked how fundraising was going. Mr. Fletcher replied that it seemed to be going pretty good. The Redevelopment Commission will be making decisions at the Redevelopment meeting on February 15th as to what to proceed with based on available funding.

Review 1999 Goals

Mr. Fletcher reviewed the attached 1999 Goals/Work Program for the Fort Wayne Redevelopment Commission. Discussion took place in regards to the various aspects and plans of having these goals carried out in the coming year. Mr. Fletcher outlined the areas to be addressed as follows:

A. Promote Downtown Projects that Address Blight, Cessation Growth, and Lack of Development

1. Courthouse Green
2. Grand Wayne Convention Center/Allen County Library Expansion
3. SE Corner of Baker Street/Fairfield Street Demolition
4. Gaskins Building
5. Explore and if Feasible Develop a Downtown Incentive Program(s)
6. Downtown Entrance Corridor Improvements
7. Baker Street Train Station
8. Ross-Michaels Neighborhood Real Estate Flood Mitigation Program (HMGP)
9. Calhoun/Columbia Street Sidewalk Restoration

B. Promote the Reuse of Land Through the Brownfield Program

1. Bowser Site
2. Falstaff Brewery Site
3. NW Corner Wells/Superior Street Gas Station
4. Work with the Brownfield Committee

C. Promote New Job Opportunities

1. Centennial Industrial Park Expansion
2. Centennial Industrial Park Improvements
3. Summit Industrial Park Expansion

D. Promote Other Projects that Address Blight, Cessation of Growth, and Lack of Development

1. Victoria Acres Housing Project (23 ac. SE of City)
2. South Calhoun and Fairfield Corridors

E. Maintain Ongoing Projects

1. Monitor Indiana Textile Development
2. Monitor Fire Station #10 Development
3. Close-out Plaza Parking Garage
4. Implement Calhoun Street North of Superior Street Repavement Project, etc.

F. Monitor TIF Districts and Related Revenues

1. Monitor TIF Districts and Related Revenues and Assist the Allen County Auditor in Developing the Appropriate Tax Spreads

G. Provide Customer Services

1. Provide Public Information and Services

H. Provide Support and Participation

1. City Departments and Other Governmental Agencies

OTHER BUSINESS - None

ADJOURNMENT

Mr. Simler called for a motion to adjourn, with Mr. Sullivan seconding. The meeting was adjourned at approximately 6:20 p.m.

FORT WAYNE REDEVELOPMENT COMMISSION

George F. Simler, III - Secretary
ADOPTED: February 15, 1999

FORT WAYNE REDEVELOPMENT COMMISSION 1999 GOALS/WORK PROGRAM

A. PROMOTE DOWNTOWN PROJECTS THAT ADDRESS BLIGHT, CESSATION GROWTH, AND LACK OF DEVELOPMENT.

1. Courthouse Green
 - a. Complete construction drawings and submit for bids
 - b. Hold pre-bid conference
 - c. Receive, review, and award construction bid
 - d. Monitor construction, process claims and necessary change orders
 - e. Liaison with Allen County Judges, Co. Commissioners and other county employees and City of Fort Wayne.
2. Grand Wayne Convention Center/Allen County Library Expansion
 - a. Complete the downtown ten (10) block urban study that will identify the most likely place(s) for expansion
 - b. Work with Grand Wayne Center and Library representatives to gain consensus on development locations
 - c. Continue to assist the Grand Wayne Center to obtain the "Sports and Convention Area" designation from the State Budget Agency.
 - d. Complete acquisition costs estimates and identify financing resources
 - e. Develop an amendment to the Civic Center Urban Renewal Plan
 - f. Process and obtain approval of the Amended Plan
 - g. Begin the necessary steps to put the financing in place
3. SE Corner of Baker Street/Fairfield Street Demolition
 - a. Close and take possession of the parcel
 - b. Secure funding sources for demolition, e.g., UEA, Council, etc.
 - c. Award demolition bid
 - d. Complete removal, testing, and if necessary environmental remediation
 - e. Monitor and complete demolition
4. Gaskins Building
 - a. Continue to encourage the owners to eliminate its blight by improving the building
 - b. Promote the reuse of the building to adjacent real estate owners, developers, and etc.
 - c. Recommend alternative course of action the Commission can take to eliminate the blight
5. Explore and if feasible develop a downtown incentive program(s)
 - a. First floor lease program
 - b. Upper floors residential reuse program
 - c. New job training program

6. Downtown entrance corridor improvements
 - a. Meet with IIT and others to identify problems, issues and opportunities
 - b. Develop a East Washington Street Redevelopment Plan
 - c. Estimate cost and identify resources to implement the plan
 - d. Begin Plan implementation
7. Baker Street Train Station
 - a. Continue to meet with owners and help them through the necessary state red tape
 - b. Review the rotunda construction drawings and monitor construction
8. Ross-Michaels Neighborhood Real Estate Flood Mitigation Program (HMGP)
 - a. Assist the City and Maumee River Basin Commission to identify approximately seven additional real estate parcels for acquisition
 - b. Complete the necessary appraisals, make offers, negotiate the acquisition, obtain title insurance, close on the property, and coordinate the demolition
 - c. Develop a plan for the reuse of the land
9. Calhoun/Columbia Street Sidewalk Restoration
 - a. Present the construction drawings completed by Bonar in 1998 to the Board of Works and work-out a cost sharing strategy for restoration
 - b. If agreement is reached, implement the restoration

B. PROMOTE THE REUSE OF LAND THROUGH THE BROWNFIELD PROGRAM

1. Bowser Site
 - a. Enter into intergovernmental agreement with County Commissioners to take possession of the property
 - b. Develop demolition specifications
 - c. Advertise for bids, receive and open bids, and award bid to the lowest and best bidder
 - d. Award asbestos contract and remove identified asbestos
 - e. Complete demolition and removal of tanks
 - f. Work with environmental consultant to develop Sampling Analysis Plan(SAP) and Quality Assurance Project Plan (QAPP) and submit to IDEM and EPA for approval
 - g. Implement the SAP and QAPP plans and begin environmental clean-up
 - h. Work with city planning department to develop a development plan for the parcels
 - i. Complete environmental remediation and implement the development plan
2. Falstaff Brewery Site
 - a. Complete appraisals and establish acquisition price
 - b. Make condemnation offer

- c. Complete environmental testing
 - d. Develop partnership with UEA and the City for funding acquisition, environmental remediation, and preparing the site for reuse
 - e. Prepare closing documents, order title work, and close on the parcel
 - f. Prepare the site for marketing, e.g., demolition, environmental remediation, landscaping, sidewalks, etc.
 - g. Develop a Request For Proposal (RFP) and send out accordingly
 - h. Receive responses to RFP, review and determine the best response
 - i. Award the real estate to the best proposal that best meet the criteria established by the Commission
 - j. Prepare closing documents and close
3. NW corner Wells/Superior Street Gas Station
- a. Complete two additional borings
 - b. Using past environmental report and the results of the two borings, determine if the Commission wants to accept the gift of the site
 - c. If the Commission accepts, then develop demolition specifications and advertise for bids
 - d. Receive, open and award bid to the lowest and best bidder
 - e. Implement demolition, tank(s) removal and soil testing
 - f. Work with environmental consultant to develop a Sample Analysis Plan (SAP) and a Quality Assurance Project Plan (QAPP) and environmental clean-up
 - g. Work with planning to develop a development plan and identify funding resources
 - h. Complete environmental remediation and implement the development plan
4. Work with the Brownfield Committee
- a. Continue to identify sites, prioritize sites and develop innovative ways to put the site back into productive use

C. PROMOTE NEW JOB OPPORTUNITIES

1. Centennial Industrial Park Expansion
- a. Centennial Industrial Park Expansion
 - b. Meet with property owner representative (35 ac. North) and utilities in order to resolve issues (development & drainage) that is holding up project
 - c. Determine the Commission's role and if financial resources are needed determine private/public partnership
 - d. Implement partnership agreement
2. Centennial Industrial Park Improvements
- a. Meet with City engineering, Summit Park Association, Harding and Dahm and determine what improvements is going to be scheduled and funded in 1999
 - b. Provide \$140,000 for road improvements

3. Summit Industrial Park Expansion

- a. Meet with developers and appropriate land owners and try to work-out a public/private partnership for Summit Park expansion
- b. Identify expansion area and have property appraised
- c. Explore alternative ways to purchase the necessary real estate
- d. Amend the Summit Industrial Park Redevelopment Plan
- e. Implement the Plan

D. **PROMOTE OTHER PROJECTS THAT ADDRESS BLIGHT, CESSATION OF GROWTH, AND LACK OF DEVELOPMENT**

1. Victoria Acres Housing Project (23 ac. SE of City)

- a. Work with Dickmeyer & Associates to complete the preliminary single family housing development plan (lot, street, utility layout and cost estimates)
- b. Present layout plan to developers and home builders to determine interest
- c. Develop public/private partnership and identify resource commitments
- d. Approve agreements and implement the development plan

2. South Calhoun and Fairfield Corridors

- a. Continue to work with City Planning to plan and implement corridor improvements

E. **MAINTAIN ONGOING PROJECTS**

1. Monitor Indiana Textile Development

2. Monitor Fire Station # 10 Development

3. Close-out Plaza Parking Garage

4. Implement Calhoun Street north of Superior street repavement project Etc.

F. **MONITOR TIF DISTRICTS AND RELATED REVENUES**

1. Monitor TIF Districts and related revenues an assist the Allen County Auditor in developing the appropriate tax spreads

- a. Semi-annually review the State Board of Tax Commissioner's TIF regulations and procedures and determine impact on Redevelopment TIF Districts
- b. Collect assessments records data for all TIF Districts within Fort Wayne, calculate the TIF increment taxes generated by each, and provide information to Auditor
- c. In cooperation with Auditor, review and verify individual tax appeals within TIF Districts and recommend adjustments when appropriate
- d. After tax payment deadline, verify individual payments and analyze impact on related bond issues

G. PROVIDE CUSTOMER SERVICES

1. Provide Public Information and Services
 - a. Maintain a downtown data base, e.g., demographics, real estate, etc., which is responsive to the needs of persons making information requests
 - b. Respond to telephone calls and requests for written information within 48 hours
 - c. Provide speakers(s) upon request to present the Commission's goals, objectives, and plans
 - d. Provide updated information brochure that explains the Commission's mission, board representation, funding mechanism, sample projects, etc.

H. PROVIDE SUPPORT AND PARTICIPATION

1. City Departments and Other Governmental Agencies
 - a. Participate in joint staff meetings and conferences
 - b. Provide data, complete reports, and coordinate activity
 - c. Support and assist the Allen County Auditor in all matters relating to TIF
 - d. Keep other departments and/or State informed of Commission's activity that could affect them directly or indirectly

FORT WAYNE REDEVELOPMENT COMMISSION

REGULAR MEETING MINUTES

February 15, 1999

TIME: 4:30 p.m.

PLACE City-County Building - Room 128

CALL TO ORDER: Mr. Hill called to order this regular meeting of the Fort Wayne Redevelopment Commission.

ROLL CALL: Mr. Hill took roll call and made note that all members were present.

MEMBERS PRESENT: R. Steven Hill - President
Steven McElhoe - Vice-President
George Simler, III - Secretary
John Sullivan - Member
John Powell - Member

MEMBERS ABSENT: None

STAFF PRESENT: Ronald R. Fletcher - Executive Director
James C. Lindsay - Redevelopment Specialist
Loren Kravig - Redevelopment Specialist
Greg Leatherman - Brownfield Manager
Marla Weber - Administrative Assistant

COUNSEL PRESENT: R. David Boyer

OTHERS PRESENT: Stan Phillips - Harding Dahm & Company
Jeff Gephardt - Arts United

APPROVAL OF CLAIMS Mr. Simler made a motion to approve the December 1998 Claims, with Mr. McElhoe seconding that motion. A vote was taken and was passed unanimously.

APPROVAL OF MINUTES Mr. Powell made a motion to approve January 25, 1999 Regular Meeting Minutes. Mr. Sullivan seconded. Motion was voted upon and passed unanimously.

OLD BUSINESS

Parking Passes for Redevelopment Commissioners

This subject came up due to the depletion of Mr. Simler's hours on his parking pass for the City-County Building Parking Garage. Mr. Fletcher stated that there are 24 hours on each parking pass. He pointed out that each time the card is used to get in, it must also be swiped out, even if the parking gate is up after hours. If the card is not swiped, then the time keeps going up to eight (8) hours and is charged off the allowable hours. Mr. Fletcher asked Mr. Phillips if we could get a report of how many hours are on each pass. Mr. Lindsay shared that each time you swipe your card, you can look at the machine and it will tell you how many hours you have left on your card. Mr. Powell asked if you have to bring in the actual pass to get it renewed. Mr. Phillips stated that only the number off the card is needed. Mr. Phillips was asked to get us a report as to how much time is left on each of the cards and see whose needs to be updated.

NEW BUSINESS

Resolution 99-9

Approving the Extension of a Lease Agreement with Standard Federal Plaza Associates

Mr. Fletcher stated that Stan Phillips from Harding Dahm & Company, had made a presentation a few weeks ago to the Redevelopment Commission as relates to the lease of the Standard Federal Plaza Parking Garage. He also stated that ten years ago this June, the Redevelopment Commission negotiated a development agreement with the owners of the new Federal Standard Federal Plaza. Part of the strategy of putting this \$22,000,000.00 project together back then was that the Redevelopment Commission would lease all of the parking for the building (267 spaces) from 6:00 p.m. - 6:00 a.m. on weekdays, and all weekend. This serves a couple of different public purposes. Mr. Fletcher stated that the Redevelopment Commission wanted to see this project get done, to bring about significant investment in the downtown area in what was somewhat of a blighted area at the time. Also, the Redevelopment Commission considered that the Performing Arts Center and Art Museum across the street could use the additional parking spaces. The lease went through the Redevelopment Commission and the City Council, following the established process. As of June of this year, this agreement will expire. There is an option in the agreement to lease it again for another five to ten years.

Mr. Fletcher stated that the Redevelopment Commission has been gathering data as pertains to usage of the garage and Mr. Kravig shared that information. Mr. Kravig stated that since the last Redevelopment Commission meeting, the Commission had been provided with some hard data from the Performing Arts Center and the Fort Wayne Museum of Art. Mr. Kravig stated that he had prepared a report of findings and analysis which was handed out prior to the Redevelopment Commission Meeting today. One of the findings is that the Performing Arts Center and Fort Wayne Museum of Art are estimated to have exceeded the capacity of their respective parking lots and the nearby Freimann Square parking lot a total of 105 days during the reporting period (roughly one year). He shared that the Performing Arts Center and Fort Wayne Museum of Art are well attended and that the Standard Federal Plaza Parking Garage is estimated to have been at or near capacity 13 times during the reporting period. Mr. Kravig stated that for the parking garage to realize its full potential to support downtown activity, the garage should be marked and advertised for after-hours parking. He stated that some marketing of this parking benefit would seem to be needed for exposure purposes.

Mr. Kravig shared that Redevelopment staff's recommendation would be favorable to lease the Standard Federal Plaza Parking Garage to support downtown after-hours activity, including, but not limited to, patronage of the Performing Arts Center and the Fort Wayne Museum of Art. Mr. Kravig stated that perhaps as a condition to the lease, we could require the building owner or manager to erect a sign visible to Barr Street traffic that alerts passersby that the garage is free of charge and available for public parking in the evenings and on the weekend.

Mr. Fletcher stated that he felt it to be necessary to obtain information from the Performing Arts Center and the Fort Wayne Museum of Art. Mr. Fletcher stated that Stan Phillips had been providing information but Redevelopment staff felt it was important to go directly to the source to make an informed decision in the renewing of this lease. Mr. Hill asked how much exposure was given to the Plaza Parking Garage. Mr. Fletcher stated that Mr. Gephardt from Arts United would be addressing that when he spoke, however, public awareness does seem to be somewhat of a problem. There is a definite need for more exposure to this amenity. Mr. Gephardt stated the parking garage is advertised in its flyers, which are provided to patrons along with advertising materials, and they do state "free parking". Mr. Fletcher stated that if the renewing of

the lease is approved, there will have to be more advertising and exposure given. Mr. Simler suggested setting up an "A" frame sign simply stating "free parking" at the time of the events. Mr. Kravig supported this concept, illustrating his recent usage of the garage, observing that people do not realize that free parking is available for them in this garage. Mr. Fletcher asked Mr. Gephardt to give his perspective on the value of this lease agreement. Mr. Gephardt stated that from Arts United perspective, parking is a vital issue in getting people to attend their events. Arts United is currently engaged in an audience development study to help them understand what will attract people to attend more arts events. Across the board, the data suggests, especially among senior crowds, one of the top three issues for these people is parking. The loss of this lease would mean a significant loss of income and patronage for them. Mr. Powell asked if the parking is free during the main festivals or if there were charges for usage of the garage during these festival times. Mr. Fletcher stated that the status of this is monitored each year. If there is money in the account (profit), then there is not a charge, if the monies are not there, then there is a nominal charge to cover costs. Mr. Powell questioned how the lease is currently being paid. Mr. Fletcher replied that it is paid out of the tax increment generated by the project. This amount is approximately \$330,000.00 per year based on annual assessments. Over the ten year period, we have paid over \$3,000,000.00. If the Commission does do an extension of the lease, it would probably be for only five years at half the amount. Mr. Fletcher stated that he justifies that somewhat by the fact that when we originally negotiated this contract, there was going to be a possible tax abatement at that time. Rather than going through the tax abatement as part of the finance package, we opted to use the tax increment to pay the amount on the lease. Mr. Fletcher stated that he is going to hold another Commission meeting in about two weeks and that he would like to table this issue until he can talk to a few more people in regards to getting more data for this lease. Mr. Simler motioned for approval of this Resolution. Discussion followed as to whether or not to table it. Mr. Powell made a motion to table Resolution 99-9, with Mr. McElhoe seconding this motion. A vote was taken and the Resolution was tabled until the next Redevelopment Commission meeting.

Resolution 99-10

Awarding a Contract for the Construction of the Courthouse Green Project

Mr. Fletcher stated that the results of the bid were included with the packet. The results came in very good, with the lowest being approximately \$200,000.00 below estimated costs. A budget sheet was also included in the packet showing monies to be committed to this project. As the budget sheet shows, there is currently a shortfall of about \$229,930.00 to complete the entire project. Mr. Fletcher stated that he told the Preservation Trust that if they could raise half of the amount needed, the Redevelopment Commission could raise the rest. Mr. Fletcher stated that the Commission needs letters of commitment before this bid can be awarded. The Commitment letters of \$160,000.00 from the Preservation Trust and the \$250,000.00 from Waterfield should come through around March 2nd. Mr. Fletcher stated that he would like to delay the awarding of this bid and the approval of this Resolution until these monies are secured with letters of commitment and other information obtained.

Mr. Fletcher stated that he wanted to make the Commission aware of a situation with this bid. A statement made in the newspaper and included in the bid packet stated that it was mandatory to attend the pre-bid conference. Mr. Fletcher discussed this with Jim Lindsay before the pre-bid conference and stated at that time that he did not think this requirement would hold up legally, and would probably somehow need to be waived. Mr. Lindsay shared that during the pre-bid conference, an electrical subcontractor asked whether this statement was going to be binding. Mr. Lindsay stated that his response to her was that it was his view that attendance at a meeting would not disqualify an otherwise legal and conforming bid for the project. The motivation for the statement regarding the pre-bid conference, was to do their best at getting everyone to the meeting, since the architects would be in attendance for any questions, etc. Mr.

Lindsay stated that there were six bids submitted by general contractors. Of these six, two were not present at the pre-bid conference. Mr. Fletcher stated that at the bid opening, the question was raised as to whether that statement would be honored, and Mr. Fletcher stated that his response was that he would take a look at it. Mr. Powell motioned to table Resolution 99-10 until the next scheduled Redevelopment Commission meeting, with Mr. McElhoe seconding. A vote was taken and the motion passed unanimously.

Market Study and Plan for the Bowser Brownfield Area

Mr. Leatherman reviewed for the Commissioners that the Bowser Street Brownfield pilot site has received a great deal of its funding from the EPA, and the EPA grant allows for expenditures towards planning. The Planning Department has looked at everything that is going on with this neighborhood; and has made a decision that when it comes to deciding what should be placed on the Bowser site, there are a number of potential variables, such as the police station being there, housing market, retail study, etc. It was decided to solicit ideas and do market research to find a long term plan that was felt to have a good chance of succeeding. Letters have been sent out to established firms experienced in all phases of environmental and planning issues. The request for these proposals are to be received back by February 26, 1999. Once they are received, they will be reviewed, narrowed down, and final candidates brought in for interviews. Perhaps at that time, an award will be made, however a definitive timeline has not been set at this time. Mr. Fletcher stated that hopefully thirty days would be ample time for a decision. Mr. Fletcher stated this report is just information for the Redevelopment Commission at this time.

Housing Market Study

Mr. Fletcher stated that this is a study relating to Mayor Helmke's proposal to promote inner city housing by putting in \$1,000.00 per closing. This is a market study to be conducted mainly throughout the old part of Fort Wayne, concentrating quite a bit on the south side. Mr. Fletcher stated that the Request for Proposal is being developed by the Planning Department. This is being financed by the Housing Authority, block grants, etc., not the Redevelopment Commission. However this may come back to the Redevelopment Commission for some kind of donation towards this project.

Miller Valentine

Mr. Fletcher stated that the Redevelopment Commission entered into a contract some time ago with the Miller Valentine Group as relates to their new building in the Baer Field Economic Development Area. The contract provides that in lieu of paying some of their taxes, they would pay us an additional \$88,000.00 over a period of at least four to five years. The contract was an attempt to make everything equal as far as tax abatement in the Baer Field Economic Development Area. They wanted a ten year tax abatement, which the Commission was unable to grant. The letter that Mr. Fletcher has received from Dave Arnold - Miller Valentine, states that they feel they are at somewhat of a disadvantage as relates to negotiating a deal in this area, because of the contract currently in force. They want the Redevelopment Commission to reconsider this agreement. Mr. Fletcher stated that a representative from Miller Valentine will be attending the next Commission meeting for discussion on this topic. Mr. Fletcher stated that a copy of the letter, along with a copy of the original agreement, will be faxed to the Commissioners for their review.

Intergovernmental Agreement:

Mr. Fletcher stated a copy of a draft of the Intergovernmental Agreement was included in the packet for the Commissioners to review. This agreement states that the Redevelopment Commission will take all three (3) Bowser parcels. If everything goes

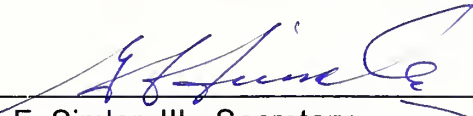
well, this Agreement will be decided upon and signed at the County Commissioners Meeting this Wednesday. Mr. Fletcher asked Mr. Boyer if he anticipates any problems with this agreement. Mr. Boyer stated no.

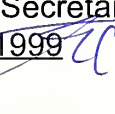
OTHER BUSINESS - None

ADJOURNMENT

Mr. Powell called for a motion to adjourn, with Mr. Simler seconding. The meeting was adjourned at approximately 5:30 p.m.

FORT WAYNE REDEVELOPMENT COMMISSION



George F. Simler, III - Secretary
ADOPTED: April 19, 1999 

FORT WAYNE REDEVELOPMENT COMMISSION

SPECIAL MEETING MINUTES

March 3, 1999

TIME: 4:30 p.m.

PLACE City-County Building - Room 128

CALL TO ORDER: Mr. Hill called to order this special meeting of the Fort Wayne Redevelopment Commission.

ROLL CALL: Mr. Hill took roll call and made note that all members were present.

MEMBERS PRESENT: R. Steven Hill - President
Steven McElhoe - Vice-President
George Simler, III - Secretary
John Sullivan - Member
John Powell - Member

MEMBERS ABSENT: None

STAFF PRESENT: Ronald R. Fletcher - Executive Director
James C. Lindsay - Redevelopment Specialist
Loren Kravig - Redevelopment Specialist
Greg Leatherman - Brownfield Manager

COUNSEL PRESENT: R. David Boyer

OTHERS PRESENT: Brian Meeks, Miller Valentine
Jeff Lowie, Tokheim Corporation
Larry Shine, Baker & Daniels
William Aichele, EPCO Products

APPROVAL OF CLAIMS None

APPROVAL OF MINUTES None

OLD BUSINESS

Resolution 99-9

Approving the Extension of a Lease Agreement with Standard Federal Plaza Associates

Mr. Fletcher stated that this resolution was tabled at the last Redevelopment Commission meeting on February 15, 1999. He stated that he wanted additional time to speak to representatives of City Council and others before asking for a vote from the Commission regarding the lease. He reported that he is now ready to recommend Commission approval of the extension of the lease of the parking spaces in the Standard Federal Plaza Parking Garage. He reiterated that the extension was for a five year term at one half of the previous rate and included provisions for the owner to construct a sign clearly advertising the availability of the parking. It also includes a new provision for the owner to provide 22 of the spaces on a continual 24 hour, seven day per week basis. Mr. Powell moved for approval. Mr. Simler second. The resolution passed unanimously.

Resolution 99-10**Awarding a Contract for the Construction of the Courthouse Green Project**

Mr. Fletcher stated that this resolution had been tabled from the February 15, 1999 meeting pending receipt of letters of commitment from the Allen County Courthouse Preservation Trust and the Waterfield Foundation regarding funding for the Courthouse Green Project. He reminded the Commission that the results from the public bid were very favorable with the lowest bid being approximately \$200,000.00 below the architect's estimate of cost. A budget sheet was also included in the packet showing funds to be committed to this project. Copies of the letters of commitment from the Allen County Courthouse Preservation Trust and from the Waterfield Foundation were distributed to the Commissioners. Mr. Fletcher stated that these letters of commitment, along with funds previously committed by the Commission to the project, provide the assurance that is needed for the Commission to adopt the resolution formally awarding the contract to Hagerman Construction Corporation as lowest and best bidder in the total amount of \$700,200.00. Mr. Simler moved approval of the resolution with Mr. Powell second. A vote was taken and the motion passed unanimously.

NEW BUSINESS.**Resolution 99-11****Allowing the Designation of Property within the Anthony Wayne Trace Urban Renewal Area as an Economic Revitalization Area**

Mr. Fletcher introduced Mr. Jeff Lowie of Tokheim Corporation who gave a brief overview of the project which consists of an approximate \$4.5 million investment in new manufacturing equipment and an approximate \$6.5 million investment in the renovation of existing manufacturing buildings in the area. A new manufacturing line of fuel dispensing equipment will be manufactured pursuant to the project. 150 additional jobs at an approximate payroll of \$2.7 million will be created. Mr. Simler moved for approval of the resolution. Mr. McElhoe second. The motion passed unanimously.

Resolution 99-12**Allowing the Designation of Property within the Baer Field Economic Development Area as an Economic Revitalization Area**

Mr. Fletcher introduced Mr. Shine who is representing EPCO Products regarding the construction of a manufacturing facility in Baer Field E.D.A. The plan calls for the construction of a 25,000 square foot manufacturing facility with an estimated investment of \$.867 million and the investment of \$50,000 in new manufacturing equipment. Approximately 14 additional jobs will be created with an increase in payroll of \$233,000. EPCO Products manufactures components used in the marine and fluid power industry. If approved, the resolution calls for a 10 year abatement of the increased assessed value of real estate and a 5 year abatement of the increased value of the equipment. Said approval is consistent with the Commission's policy regarding tax abatement in the Baer Field E.D.A., as the financing for the GS Phase II sewer project is in place. Allen County has recommended approval of the abatement and has furnished the Commission with a memo to this effect which was distributed to all Commissioners. Mr. Simler moved for approval of the resolution. Mr. Sullivan second. The motion passed unanimously.

Miller Valentine

Mr. Fletcher stated that at the February 1999 meeting of the Commission the issue of the contract between the Commission and Miller Valentine was discussed. Mr. Brian Meeks was introduced and stated that he was representing Dave Arnold. The reason that Miller Valentine requested that the contract with the Commission be rescinded is to increase their competitive posture in showing the property to prospective clients which will enable it to be fully leased. It is presently only 65% leased. Brian stated that he felt the Commission's goal of increasing the tax base and level of economic activity in the Baer Field E.D.A. will be more effectively reached by rescinding this agreement. That action will enable the building to be leased up more quickly and begin to generate economic activity, taxes and related spin-offs. He stated further that this was a speculative building that was constructed to show prospective clients a finished product and that other developers had not undertaken this type of development in recent years. Brian also stated that it was his understanding that the Commission was now allowing ten year abatements on eligible projects in the Baer Field E.D.A. since the infrastructure financing was now in place. The Commission asked that Miller Valentine submit additional details about the impact of the agreement on their leasing activity. Mr. Hill stated that he would not be opposed to considering a case by case approach to this situation in that a prospective client's lease could be reviewed to possibly negate the adverse impact of the Commission's agreement with Miller Valentine. Mr. Meeks stated he would pass this information along to Dave Arnold. Mr. Fletcher stated that he would arrange a meeting with representatives of Miller Valentine, along with John Stafford, to discuss the matter further.

Resolution 99-13**Ratifying and approving the scope of services for SES Environmental Services for the Grant Avenue Redevelopment Area**

Mr. Leatherman stated that this resolution ratifies and approves the scope of services for SES Environmental Services to conduct the Phase I environmental assessment for the "Falstaff Brewery" property. This assessment needs to be complete before acquisition of the real estate can take place. SES proposed a fee not to exceed \$2,200.00 which Mr. Leatherman stated was reasonable and fair, in his judgment. Mr. Sullivan moved approval of the resolution. Mr. Simler second. The resolution passed unanimously.

Resolution 99-14**Approving payment of an expense for professional services regarding the Bowser Avenue Redevelopment Area**

Mr. Kravig stated this \$219.00 expense for professional services related to an assessment of the reuse potential of a two story building within the Bowser Avenue redevelopment area. Mr. Victor Martin, Martin Riley Mock Architects, conducted an inspection and provided an opinion to staff regarding the reuse potential, or lack thereof, of the two story building on the site. Mr. McElhoe moved approval of the resolution. Mr. Sullivan second. Mr. Powell abstained from voting. The resolution passed unanimously.

OTHER BUSINESS**Resolution 99-15****Approving payment of an expense for additional work related to the Jefferson Skywalk Elevator**

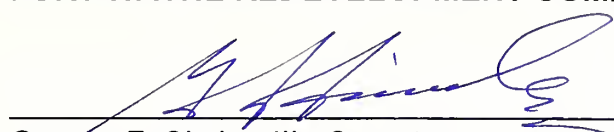
Mr. Lindsay stated that this \$480.00 expense related to additional work for the construction of a sump pump pit for the Jefferson Skywalk Elevator. Water was entering the pit of the elevator due to differences in grade between the remodeled Botanical

Conservatory and the elevator. The sump pump will resolve the problem of water entry. Mr. Simler moved approval of the resolution. Mr. McElhoe second. The resolution passed unanimously.

ADJOURNMENT

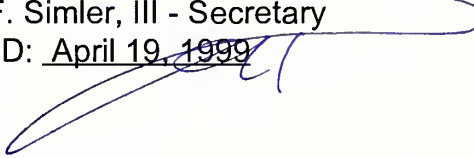
Mr. Powell called for a motion to adjourn, with Mr. Simler second. The meeting was adjourned at approximately 5:30 p.m.

FORT WAYNE REDEVELOPMENT COMMISSION



George F. Simler, III - Secretary

ADOPTED: April 19, 1999



FORT WAYNE REDEVELOPMENT COMMISSION

REGULAR MEETING MINUTES

April 19, 1999

TIME: 5:15 p.m.

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. Hill called the regular meeting of the Fort Wayne Redevelopment Commission to order.

ROLL CALL: Mr. Hill took roll call and noted that all members were present.

MEMBERS PRESENT: R. Steven Hill – President
Steven McElhoe – Vice President
George Simler, III – Secretary
John Sullivan, Member
John Powell, Member

MEMBERS ABSENT: None

STAFF PRESENT: Ronald R. Fletcher, Executive Director
James C. Lindsay – Redevelopment Specialist
Loren Kravig – Redevelopment Specialist
Greg Leatherman – Brownfield Manager

COUNSEL PRESENT: R. David Boyer

OTHERS PRESENT: Geoff Paddock

APPROVAL OF CLAIMS: Mr. Simler made a motion to approve the January & February 1999 Claims; Mr. Powell seconded. Motion carried unanimously

APPROVAL OF MINUTES: Mr. McElhoe made a motion to approve February 15 & March 3, 1999 Minutes; Mr. Sullivan seconded. Motion carried unanimously

NEW BUSINESS:

Resolution 99-16

Approving a Payment and Additional Expenses for the Headwaters Park Project

Geoff Paddock distributed Headwaters Park brochures and explained the public/private participation and construction to date. December 1, 1999 should be the final completion date. Mr. Fletcher indicated that Redevelopment Commission funds of \$129,276.00 were dedicated to the parking lot construction, real estate appraisal and other expenses. This will increase our allocation to the Headwaters Park by \$40,000. Mr. Hill noted that the resolution should be amended to show the amount "\$169, 276.00". Mr. Simlar made a motion to approve; seconded by John Powell. Motion carried unanimously as amended.

Resolution 99-17

Approving a Payment for Professional Services for Rocke & Associates

Mr. Leatherman indicated that development of a 2.5-acre area parcel of the Bowser Street site needs an application for rezoning, plat vacation and replating. Rocke has been working with staff and helped draft a preliminary plan and primary site development plan to include with the application for rezoning and replating. Mr. Fletcher noted that this money would come from the \$500,000.00 loan from the State of Indiana. Mr. Sullivan made a motion to approve; seconded by Mr. Simler. Mr. Powell

asked about the progress on the application. Mr. Leatherman explained plans for the 2.5-acre site and the timing of the application approvals. He also explained the preliminary plans for the residential housing. Motion carried unanimously.

Resolution 99-18

Approving a Payment for Professional Services to Coil and Dickmeyer

Mr. Fletcher noted this payment is for a survey for the Bowser Street site to determine the four (4) boundaries. Mr. Powell made a motion to approve, seconded by Mr. Simlar. Motion carried unanimously.

Presentations

Brownfield Loan and Grant Program

Mr. Fletcher indicated that the Brownfield Loan and Grant Program has been approved by the Mayor and is now in place. Mr. Leatherman noted that by the next regularly scheduled meeting, staff will be providing applications for at least one Brownfield Grant, funded initially by the State of Indiana and then refunded by CEDIT monies. The grant is for a maximum of \$60,000 (30,000 in grant and 30,000 in low-interest loan) for any entity that is seeking development to improve Brownfield sites. The grant will help mitigate fees for environmental issues when entities demonstrate a commitment to the project.

Victoria Acres Development – 23 acre parcel

Mr. Kravig noted the location of Victoria Acres and indicated this site is under consideration for single family housing. Staff needs to have feedback to Tom Cain concerning how these plans need to be revised, i.e. Esser Drive. Kerry Dickmeyer will route the revisions to all City Departments that need to have input for the preliminary plat to refine it further. Once a refined plan is outlined, Dickmeyer will produce cost estimates for development. The Redevelopment Commission staff then can proceed with a financial package and development plan. Mr. Kravig distributed preliminary plans that include 59 or 64 lots on this acreage. Mr. Fletcher met with Cletus Edmonds, before his untimely death, and Mr. Edmonds reacted favorably to these plans. There is no flood potential in this area.

Southeast Fort Wayne Market Study

Mr. Fletcher stated that an RFP was recently distributed to help determine the housing market in this area. The Redevelopment Commission's part of the costs would be approximately \$5,000. There will be several different agencies funding this study. The Housing Partnership has not done any market studies for this area.

OTHER BUSINESS

Resolution 99-19

Approving a Contract with GAI Consultants, Inc.

Mr. Kravig noted that the Star Financial project was announced; George Huber of Equity Investment Group asked the Redevelopment Commission to consider a sidewalk improvement project as an enhancement to the building and area. The first step will be to hire design consultant to look at the structural nature of the sidewalk. There is a basement under the sidewalk. It does not run to the curb, leaving potential for some trees. Part of GAI's fee is to access the landscaping potential and design the project. Martin Riley Mock was asked for a proposal; their fee was slightly higher and staff felt that GAI had better professional engineering credentials for this project. They have performed well on other contracts. Mr. Kravig noted that the sidewalk in front of the Silva Building, next to Star Financial project, has been recently reconstructed and this would be an enhancement to that work. Mr. Powell made a motion to approve; seconded by Mr. Simler. Motion carried unanimously.

Resolution 99-20

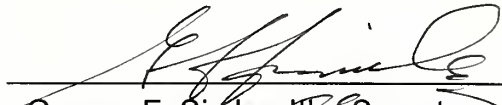
Approving Payment on Behalf of the City's Office of Property Management

The Indiana Textile Building has had some roof work done recently. It came to staff's attention from Sandy Maldeney, City Property Manager, that there was some buckling of the substrate. The City Property Manager has a roofing consultant on retainer. He did some testing and found a wet area under the south third of the roof. CMS was instructed to repair the roof at a cost of \$3,500.00. The tenant is concerned and staff feels this a prudent step. The money for this repair would come from the Headwaters Park Fund. Mr. Kravig noted that Luther Mock of Martin Riley Mock verified that the insulation was wet. This contract work should address the problem before there are problems with the roof decking, leaking and odors. Mr. Simler made a motion to approve; Mr. Sullivan seconded. Motion carried unanimously.

Mr. Fletcher distributed a copy of the plaque design for the Courthouse Green project.

A motion to adjourn was made by Mr. Powell; seconded by Mr. McElhoe. Meeting adjourned.

Fort Wayne Redevelopment Commission



George F. Simler, III - Secretary
Adopted August 16, 1999

**FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
May 17, 1999**

TIME: 4:30 p.m.

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. McElhoe called the regular meeting of the Fort Wayne Redevelopment Commission to order.

ROLL CALL: Mr. McElhoe took roll call and noted Steven Hill was absent

MEMBERS PRESENT: Steven McElhoe – Vice President
George Simler, III – Secretary
John Sullivan, Member
John Powell, Member

MEMBERS ABSENT: R. Stephen Hill, President

STAFF PRESENT: Ronald R. Fletcher, Executive Director
James C. Lindsay – Redevelopment Specialist
Loren Kravig – Redevelopment Specialist
Greg Leatherman – Brownfield Manager

COUNSEL PRESENT: R. David Boyer

OTHERS PRESENT: Dave Arnold, Miller Valentine Group

APPROVAL OF CLAIMS: Motion made by Mr. Simler to approve; seconded by Mr. Powell. Motion carried.

APPROVAL OF MINUTES: None

Mr. Fletcher noted the previous discussion with Brian Meeks of Miller Valentine Group (MVG) concerning Expressport facility on Dalman Road, which has a 10-year tax abatement. Dave Arnold asked the Redevelopment Commission to modify the tax abatement for Expressport. The purpose of the first modification was to help fund improvements in the Baer Field Development Area. Funding of infrastructure improvements have been completed using other funding sources in addition to tax increment. MVG believes that part of the Expressport leasing problems are due to the rental rate, which must include the real estate taxes. Mr. Fletcher distributed information regarding this request. Mr. Boyer noted the improvements in the Development Area have been completed and MVG's payment program was structured on an agreement in place at that time. The City pledged Tax Increment generated from Baer Field EDA toward the debt service to finance the infrastructure improvements. Mr. Fletcher noted the calculation for the initial tax abatement was on an estimated assessed value of \$700,000.00; the real assessed value is \$935,200.00. Mr. Fletcher noted that the Redevelopment Commission may consider a reduction based on the earlier amount. Mr. Arnold noted that a suggestion by the City's Strategic Planner that a reduction in the amount of tax be reviewed at the time a tenant is found for the space would not be prudent because the reaction time would cause too much of a lag time. He noted that a week would be the longest time that could be allowable to get costs back to a prospect. Discussion ensued regarding economic development activity and access to the building from Dalman Road.

NEW BUSINESS:

Resolution 99-21

Approving an additional expenditure for the Courthouse Green Project

Jim Lindsay stated that two categories of items were specifically excluded from the Hagerman contract – the four (4) ornamental light poles by Stenberg Lighting and the fabrication of sixteen (16) bas-relief panels by Evergreen Studios. The bids for both items are enclosed and are very competitive. Street engineering recommends these choice of lighting fixtures. The bas-relief panels are unique to this project and equally durable to the material salvaged from the Dreibelbiss Building. Mr. Simler made a motion to approve; seconded by John Powell. Motion carried.

Resolution 99-22

Approving Change Order Number 1 to a Contract with Hagerman Construction Corporation

Extra excavation was required on Courthouse Green site because of the discovery of an electrical vault that was not shown on the survey. Four manhole structures were replaced with a larger version; the excavation was three to four feet lower than what was originally designed which called for a larger gage drainage pipe and the associated excavation and work. Mr. Simler made a motion to approve; seconded by John Sullivan. John Powell abstained. Motion carried.

Resolution 99-23

Ratifying and approving the issuance of a promissory note with Dean and Kathleen Fowler

Mr. Fletcher explained the closing of a flood mitigation project. The mortgage company applied all the escrow money, including withheld real estate tax, against the mortgage. At closing, funds were not withheld for real estate tax purposes for the owners. As suggested by Mr. Boyer, this is a settlement in lieu of a cloud on the real estate. The amount is \$620.87 and would resolve the situation. Mr. Simlar made a motion to approve; seconded by Mr. Sullivan. Motion carried.

Resolution 99-24

Approving Change Order Number 1 to a contract with Martin Service Systems regarding the Eskay Dairy demolition

Mr. Kravig stated that before the property donation was accepted, staff was aware of a 10,000 gallon oil tank on the premises. During the course of removal, Martin found a small amount of contamination. The \$6,500.00 in expenses is in addition to the original contract – it includes the cost of their environmental consultant, and excavating, loading, hauling and disposal of the contents. There is contract language with the prior owner that states the Redevelopment Commission is responsible for no more than \$10,000.00 of removal and remediation costs. Staff is tracking those costs closely, we are over that amount by approximately \$3,700.00 at this time. We will be communicating with the previous owners. A few more costs are anticipated. SES had done some testing. This will close out any additional expenses for Martin Enterprises. John Sullivan made a motion to approve; seconded by John Powell. Motion accepted.

Star Financial Bank sidewalk/streetscape project update.

Mr. Kravig noted that GAI was hired for the sidewalk project which is in the second draft stage. We will receive bids on 14 June 1999 and need a member of the Commission to be present. The bid will be considered by the Commission at its meeting on June 22. Work could begin that week; the project should be done in 60 days. Star Financial will be moving into the Commerce Building in Mid-July.

Bowser Street site Update

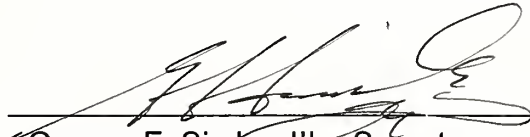
Mr. Leatherman noted that the Bowser Street project is on the agenda for tonight's Plan Commission Hearing to request a zoning change from IN-2 (Industrial) to R-1 (Single Family Residential) and to ask for a vacation of the old plat. The Redevelopment Commission will be asking for a replating from the fifteen (15) original lots to ten (10) lots on the 2.5 acre site. Demolition and removal of debris is moving along well. Lab results are forthcoming on testing done that has been completed. Parcel A will be

demolished in the next few weeks. The County Commissioners have not yet signed over the tax certificate to the property, but have signed the rezoning application.

OTHER BUSINESS

A motion to adjourn was made by Mr. Powell; seconded by Mr. Simler. Meeting adjourned.

Fort Wayne Redevelopment Commission



George F. Simler, III – Secretary
Adopted August 16, 1999

FORT WAYNE REDEVELOPMENT COMMISSION

SPECIAL MEETING MINUTES June 22, 1999

TIME: 4:30 p.m.

PLACE: City County Building – Mayors Conference Room,
9th floor

CALL TO ORDER: Mr. Hill called the special meeting of the Fort Wayne
Redevelopment Commission to order.

ROLL CALL: Mr. Hill took roll call and noted that all members were
present.

MEMBERS PRESENT: R. Steven Hill – President
Steven McElhoe – Vice President
George Simler, III – Secretary
John Sullivan, Member
John Powell, Member

MEMBERS ABSENT: None

STAFF PRESENT: Ronald R. Fletcher, Executive Director
James C. Lindsay – Redevelopment Specialist
Loren Kravig – Redevelopment Specialist
Greg Leatherman – Brownfield Manager
Joanne Reising – Administrative Assistant

COUNSEL PRESENT: R. David Boyer

OTHERS PRESENT: Mike Fitch – GAI Consultants
Dan Dickey – Harding Dahm & Company
Elissa McGauley – Fort Wayne Economic Development

APPROVAL OF CLAIMS: Mr. McElhoe made a motion to approve the April 1999
Claims; Mr. Sullivan seconded. Motion carried
unanimously

APPROVAL OF MINUTES: None

OLD BUSINESS: None

NEW BUSINESS:

Resolution 99-25

Approving a contract with Griffin Real Estate Services

Mr. Fletcher stated that this appraisal related to a parcel located at the northwest corner at Main and Calhoun streets. He indicated that, because he needed the appraised value quickly, he hired Lowell Griffin who could do the appraisal in a timely manner. It was questionable whether Misner could have it done in the allotted two week time period. Griffin has already completed the work. Mr. Sullivan made a motion to approve; seconded by Mr. Simler. Motion carried.

Resolution 99-26

Approving a contract with Brooks Construction Company for the West Berry Street Sidewalk Reconstruction Project

Mr. Fletcher noted that this resolution concerns Star Financial's new headquarters on West Berry Street in the Commerce Building. The Redevelopment Commission has hired GAI consultants to design the project. Mr. Kravig stated that the Redevelopment Commission took bids on the 14 June 1999 and the only bid submitted was from Brooks Construction for \$51,163.24. Mike Fitch, professional engineer for GAI, described the bidding procedures. He is concerned that the only bid was 20%, approximately \$9,000, over the engineer's estimates. GAI arrived at the estimated cost by using past projects during the last six months. Mr. Fitch asked Vic Bobay to supply a list of costs from previous projects. Mr. Bobay submitted approximately 15 projects with at least 3 contractors per project (i.e., the average cost of curb-faced sidewalks was approximately \$28.00 per square yard). GAI did follow up with the eight (8) contractors that took the specifications; only Brooks was able to bid. Items 1,2, and 3 on the bid sheet were substantially above the estimates. GAI's estimate for the concrete curb-faced sidewalk was \$38 per square yard; Brooks was \$90; reinforced concrete curb-faced sidewalks estimate was \$45 per square yard; Brooks was \$100; cement concrete pavement for driveways was estimated at \$40 per square yard; Brooks was \$58. The rest of the items were within reason. Brooks has submitted a letter explaining the costs. Mr. Kravig and Mr. Fitch discussed the final plans before the project was put out for bid; they bumped up the unit pricing and added a 15% contingency. Mr. Powell asked if there was any validity to the prices. Mr. Fitch noted that removal and replacement of concrete is typically part of the new concrete cost. When separating, removal ranges are from \$5 to \$10 per square yard. Maintaining traffic is part of costs, but the representative from Brooks did mention that there is additional time and maintenance to providing access to the building. That cost should not have been part of the cost of the concrete. Because the project is small, Mr. Hill asked if that contributed to the higher costs. Mr. Kravig concurred and noted that there was no competition for the project and market conditions were influenced by the time of the year. It was noted that the trees are a necessary part of the project because sidewalk conditions necessitate doing something to enhance the public right-of-way and the private investment being made by Star Financial. Mr. Powell asked if the project could be rebid. Mr. Kravig stated that the timing of the project requires that it be done in a timely manner. Mr. Fletcher noted that the Commission is paying a premium, but it is a project that needs to be done to coincide with the \$2 million Star Financial project. Mr. Powell asked if there were any anticipated change orders and asked that it be noted that he will not vote for any change orders. George Simler made a motion for approval; seconded by John Sullivan. Motion carried, but noted that John Powell voted "Nay" on the approval.

Resolution 99-27

Ratifying and approving a contract with Louis Lee Lengacher, Inc. for repairs to roof of the Indiana Textile Building

Mr. Kravig stated that the repairs of the roof and downspouts are for the building occupied by Club Soda. These roof problems were not apparent when the previous leak was fixed. The problems have been isolated to the elevator penthouse, which is a ramshackle structure of corrugated siding. The tenant had Strebig Construction, the contractor on the renovation, gave a repair estimate. Staff feels that this is an owner, the City of Fort Wayne Board of Public Works, responsibility. Lengacher repaired the roof and also replaced gutters and downspouts. Thirdly, there is a problem with the sewer tap, which is probably original to the building (approximately 100 years old). The tenant hired a private contractor at his own expense to repair the sewer tap, which left a hole in the sidewalk. Lenegacher also repaired the sidewalk. The work is complete. Mr. Fletcher stated the monies for this would come from part of the bond issue for Headwaters Park. This should be the last Redevelopment Commission expenditure for this building; the Board of Works has accepted future responsibility. In approximately 5 years, this building might need an entire new roof. Motion to approve by John Powell; seconded by Steve McElhoe. Motion carried unanimously.

Resolution 99-28

Approving Changer Order Number 2 to a contract with Hagerman Construction Corporation for the Courthouse Green Project

Mr. Lindsay noted that Section 1 cost figure of \$4,417.00 should be \$4,177.00. The total cost of the project is now \$713,779.00. There are two components to the Change Order – first is the granite to be installed on the two exterior seating areas that were added for handicapped accessibility. \$824.00 on a unit cost basis is the amount recommended by the architect for the granite under the seating area. The second portion of the change order relates to reconstruction of concrete in the outer arch seating area. A written note on the architectural drawing was off by one joint and needed to be corrected to keep the symmetry. The expense of \$3,353.00 for this work is approved. The architect acknowledges the error. Mr. Fletcher noted that amount has been deducted from Ratio's fee, per their authorization. Motion to approve by Mr. McElhoe; seconded by Mr. Simler. John Powell abstained because the resolution involves Hagerman Construction. Motion carried.

Resolution 99-29

Approving a scope of services for SES for the Grant Avenue Redevelopment Area/Brownfield site (Falstaff Brewery)

Mr. Leatherman stated that SES was asked to design a scope of services to address issues in the Phase I study. SES has been asked to write a very solid opinion should the Redevelopment Commission take over the property. We need to be assured the property has no problems. Staff is looking at three (3) concerns. The first affects two (2) very large fuel storage tanks that were removed. The real estate owners of the property have no written documentation that the work was done. Martin assured us that the tanks were removed, but they were not involved with the removal of contaminated soil. Martin does know that someone removed a substantial amount of soil. The pits were located and we will do four (4) soil borings in those pits. There are also five (5) large cylinder holes in the building that housed hydraulic mechanisms; there will be a boring at each of those mechanisms. The last issue involves the gas stations near the property as well as Franke Plating, which is on the Indiana list as a large quantity hazardous waste generator (they do have incidents on record with the State). SES will do two (2) borings immediately across the street from Franke Plating to a depth of twenty-five (25) feet. If ground water is not encountered at 25 feet, the borings will be stopped; if ground water is encountered at or above 25 feet, we will take samples for Franke Plating's reported releases. On the northeast corner of Glasgow and Washington there are two gas stations, one still existing, which SES will check for oil and petroleum products. Mr. Fletcher noted that Falstaff has verbally accepted our offer but it is subject to an environmental audit. If there are some environmental problems, we will renegotiate the price. Motion to approve made by Mr. Sullivan; seconded by Mr. Powell. Motion carried unanimously.

Resolution 99-30

Approving a Brownfield grant to Matthew Jones, d/b/a Broadway Galleries

Mr. Fletcher noted that this is the first Brownfield Grant to be considered. Mr. Leatherman stated that these individuals came to the Community Development Corporation (CDC) and Tower Bank to arrange financing and renovation of property at 2515 Broadway. CDC is taking a first position on the real estate as protection for their \$31,000.00 loan to Broadway Galleries. The CDC noted that this was a former gas station and might be eligible for a Brownfield Grant. The current owner of the property stated that the gas pumps had been removed before 1985. The applicant will do a limited subsurface investigation of the tank. They have proposed four (4) borings. The interior has had several uses over the past years, including a restaurant and a furniture-stripping venture. The approximately \$10,000 spent on improvements by Broadway Galleries will dress up the building. The \$1,875 grant is more than appropriate for the \$10,000 of improvements that will be done to that building and the corridor. Motion to approve by Mr. Simler; seconded by Mr. McElhoe. Motion carried unanimously.

Resolution 99-31

Approving the collection of tax increment from the Civic Center, Illinois Getz Road, Summit Industrial Park, Centennial Industrial Park and Baer Field Tax Allocation Areas

Mr. Fletcher noted that the Civic Center and Illinois/Getz Road projects have bond issues which are being repaid by debt service funded by the tax increment from these respective tax allocation areas. He also noted that there are plans for Summit Industrial Park II and the tax increment from Summit Park will fund the Commission's share of the project if it is approved.. Staff is recommending collecting \$150,000.00 at Centennial Industrial Park, which represents less than 20% of the total increment. Baer Field Tax Allocation Area. - The Commission has the responsibility to pay off the obligation of a \$600,000.00 loan that was used to finance infrastructure and water improvements in that area. This increment may be enough to fund the complete obligation. We may be able to pay off the Illinois/Getz Road Bond off sometime during the next two (2) years. Motion to approve by Mr. Powell; seconded by Mr. McElhoe. Motion carried unanimously.

PROJECT UPDATES

Courthouse Green – Construction continues as designed. Staff has received approval from the Department Of Transportation to cordon off the west land of Clinton Street. Hagerman is doing very well regarding the pouring of concrete. The Commissioners contend the Courthouse has water damage because of the construction. Construction was halted on the north half of the east side of the Courthouse to allow the construction of drainage tile and to seal the wall on the south side also; the contractor's work is estimated to be completed in five (5) days. Demolition on the sidewalks in the area will begin some time this week. Dave Boyer noted that he could not comment on aspect of the case because of pending litigation. The case has been assigned to Judge Probst. A mediator has been assigned and dates for the mediation sessions have not been confirmed. The mediation will probably be in August. If Mr. Fletcher is unable to make the mediation meeting, he would like one of the Commission members to be present. Mayor Helmke would like to be a part of those discussions. Mr. Fletcher will call an Executive Session when the date for the mediation is set. We are not required to be part of the non-binding mediation. Estimated completion date for Court House Green is October 1.

Bowser Street – Environmental protocol for submission to EPA is very close. Martin has found a significant number of subsurface structures of buildings that had previously been on the site. Not many tanks have been uncovered or anything surprising. The EPA from Chicago was at the site today doing a geophysical survey (at no cost, as part of a demonstration grant). They looked at Parcel C, where the proposed housing is anticipated. The EPA will inform us if the site is "clean" as soon as the data is analyzed. Progress has been made with the rezoning and the preliminary engineering drawings for the parcels. We have been talking with the Commissioners and they have indicated their willingness to sign over the entire property to the Redevelopment Commission in July or August when they officially close on their Harrison/Superior Street location. Woolpert Consultants, hired by the planning groups and the Board of Works, is developing a market study to help develop the Bowser Street site.

Falstaff Brewery

No further additions to the discussion on Resolution 99-29.

OTHER BUSINESS

Resolution 99-32

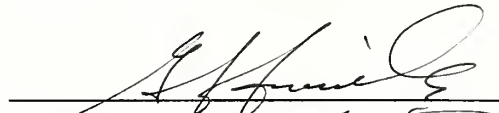
Approving a ten-year tax abatement for JD Ventures real estate in Centennial Industrial Park.

Dan Dickey, representing JD Ventures, asked for a ten-year real estate tax abatement on Ciera Court, Lot 57, in Centennial Industrial Park. JD Ventures developed that property (3.02 acres) a little over a year ago and built a spec building that is now leased to Service Champ. JD Ventures will also build a 10,000 square foot addition to the Service Champ facility in the 3rd or 4th quarter of 2000. They propose using the balance

of the site to build a 10,000 square foot facility for Ameco Corporation, a heating and cooling distribution center that has 324 facilities in the United States. Ameco is currently located on North Clinton near Fernhill. This expansion of approximately 100% will add one addition staff member, at a salary of approximately \$50,000.00. The total development costs will be approximately \$375,000.00; \$275,000 will be building construction. Mr. Fletcher noted that there are no bond issues in Centennial Industrial Park outstanding at this time. The Redevelopment Commission is collecting approximately \$150,000.00 in Tax Increment yearly. These funds, in partnership with the Board of Works, will fund infrastructure (curbing and related) improvements for the park. The Redevelopment Commission's portion of that estimated cost is approximately \$450,000.00. Motion to approve by John Powell; seconded by John Sullivan. Motion carried.

A motion to adjourn was made by Mr. Simler; seconded by Mr. McElhoe. Meeting adjourned at 5:30 p.m.

Fort Wayne Redevelopment Commission



George F. Simler, III Secretary
Adopted August 16, 1999

**FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
July 19, 1999**

- TIME:** 5:15 p.m.
- PLACE:** City County Building – Room 128
- CALL TO ORDER:** Mr. Hill called the regular meeting of the Fort Wayne Redevelopment Commission to order.
- ROLL CALL:** Mr. Hill took roll call and noted John Powell and John Sullivan were absent
- MEMBERS PRESENT:** Steven Hill - President
Steven McElhoe – Vice President
George Simler, III – Secretary
- MEMBERS ABSENT:** John Powell, Member
John Sullivan, Member
- STAFF PRESENT:** Ronald R. Fletcher, Executive Director
James C. Lindsay – Redevelopment Specialist
Greg Leatherman – Brownfield Manager
Joanne Reising – Administrative Assistant
- COUNSEL PRESENT:** R. David Boyer
- OTHERS PRESENT:** Iris Williams, Johnson Controls
Chris Gildea, Gildea Tool
Tom Norris, Gildea Tool
Elissa McGauley, Fort Wayne Economic Development
- APPROVAL OF CLAIMS:** Motion made by Mr. Simler to approve; seconded by Mr. McElhoe. Motion carried.
- APPROVAL OF MINUTES:** Motion made by Mr. McElhoe to approve the minutes subject to audit; seconded by Mr. Simler. Motion carried

NEW BUSINESS:

Resolution 99-33
Allowing the Designation of Property as an Economic Revitalization Area for Johnson Controls Battery Group in the Baer Field Economic Development Area
Iris Williams, representing Johnson Controls, explained that the company is opening a distribution center for automotive batteries. The company is beginning with finished products that are shipped in and, in the Fall, will be adding another process that will fill the batteries. These will be distributed in Indiana, Ohio, lower Michigan, and southern Illinois. There will be no manufacturing on the premises. They are anticipating hiring 103 full-time employees and 66 seasonal employees. The jobs created will be mainly in warehousing, finishing lines, material handling, with technicians and other administrative personal. \$1.8 million will be invested in building renovation and \$11.145 million in equipment. Mr. Fletcher noted that there are no bond issues outstanding and the required infrastructure is in place in the EDA, and recommended a 10-year tax abatement on real estate and 5 years on equipment. Mr. Hill asked if there was a hazardous waste issue and Mr. Leatherman noted that the previous owners had remediated the site. Motion to approve by Mr. Simler; seconded by Mr. McElhoe. Motion carried.

Resolution 99-34

Allowing the Designation of Property as an Economic Revitalization Area for Gildea Tool and Engineering in the Baer Field Economic Development Area

Elissa McGauley stated that Gildea Tool was granted a designation last year and this Resolution will be an amendment because of additional investment of approximately \$1.6 million over a 4-year period in equipment. By December of 2003, this machine acquisition will create 22 additional jobs for CNC machinists and some supervisory personnel. Mr. Gildea explained the hiring procedures and timing. Mr. Fletcher again noted that infrastructure is in place in the Baer Field Economic Development Area and recommended that Gildea Tool receive a 5-year tax abatement on new equipment. Motion to approve by Mr. McElhoe; seconded by Mr. Simler. Motion carried.

Resolution 99-35

Approving Change Order Number 3 to a Contract with Hagerman Construction for the Courthouse Green Project

There are four (4) components to this change order. The first is \$2,200.00 for removal of approximately 3" of concrete topping on a vault immediately east of the courthouse that was unable to be removed with the adjoining sidewalk. The work is necessary so the sidewalk and entryway into the Courthouse can be constructed. The second component is a reduction of \$3,345.00 for the as-designed flow from the fountain piers into a sanitary sewer. After consultation with the project engineer and Ratio Architects, it was decided that the over-designed storm sewer drainage could be used to facilitate drainage from the fountains, resulting in the cost reduction. The third component is \$2,495.00 for upgrade and modification to the lighting for the east façade of the Courthouse and the bas-relief panels. Twenty (20) better designed lights will be placed on the east façade so that the vertical beam illuminates more of the east façade and can be placed in the shrubbery for better aesthetic affect. The change in the lighting for the bas-relief panels was necessary to make them more vandalism resistant. The last element is \$1,837.00 for extra excavation under existing infrastructure (especially electrical and telephone) and to facilitate good drainage for the eight (8) trees that will be placed on site. Motion to accept by Mr. Simler; Seconded by Mr. McElhoe. Motion carried.

Resolution 99-36

Approving an Expenditure for the Calhoun Street Sidewalk Project

The Board of Public Works requested to use the Redevelopment Commission's design for the rehabilitation of the brick on Calhoun Street, a project that was bid last year. The bids came in last year at about 30% higher than estimate and were rejected. The Board of Public Works rebid the project and requested that the Redevelopment Commission contribute \$47,205, which is approximately 33% of the costs. The balance of the cost will be born by the Board of Works and CEDIT. Mr. Simler made a motion to approve; seconded by Mr. McElhoe. Motion carried.

Resolution 99-37

Ratifying and Approving a Brownfield Grant to Matthew Jones d/b/a Broadway Galleries, Ltd., Inc.

Mr. Leatherman noted that a grant of \$1,800 for environmental testing was approved at last month's meeting. One boring in the former pump island area denoted a substantial amount of product was left when the pump was removed. Commission staff asked that more borings be done around the pump island. The additional testing under Phase II resulted in delineating the area of contamination, which requires excavation of approximately 50-75 cubic yards of soil. The resolution is for the cost associated with Phase II testing. The seller has agreed to bear the remainder of the cost associated with the clean up. Mr. McElhoe made a motion to approve; seconded by Mr. Simler. Motion carried.

Resolution 99-38

Approving a Proposal for Professional Engineering Services with Roche & Associates

Mr. Leatherman stated that approximately a week ago the County Commissioners signed over Parcels A, B, and C of the Bowser Street site to the Redevelopment Commission. Mr. Fletcher is working on the official documentation. Roche & Associates has been asked to prepare plans for the development of ten residential lots on Parcel C. That includes the already completed preliminary plan, the secondary plan and all associated engineering drawings for leveling, drainage, sewer, water and street. Roche & Associates has been doing a very good job helping us. Mr. Fletcher noted that Roche & Associates should complete the process to make sure the construction adheres to the drawings. He also noted some language in the contract concerning areas of participation and nonparticipation. Mr. Leatherman will check with Jerry Roche concerning what their participation will be after the secondary plans are approved. Mr. Simler made a motion to approve; seconded by Mr. McElhoe. Motion carried. Mr. Leatherman noted that the EPA has approved our consultant's proposal to do testing they require on this site. The EPA congratulated us on an excellent plan. The costs of the sampling will be born by EPA because we submitted the required protocol per SuperFund Regulations. The consultant will begin testing of Parcel C in the field beginning July 26. The samples will be shipped to EPA labs in Chicago and we will know in approximately two weeks if residential structures can be built on Parcel C.

Grant Avenue (Falstaff) Update

Mr. Fletcher has met with the environmental consultant since the consultant found some areas of contamination above the allowable limits; they will do six additional borings to define where the problem lies and then quantify the costs. There will be a risk assessment done. Using these results as a basis, we will begin negotiations with Falstaff for the acquisition. Mr. Simler asked if there is any interest in the land; the answer is yes, and staff is keeping a file of those interested. A determination needs to be made concerning what to do with the structures on the site.

IIT Expansion Update


Mr. Fletcher noted that he has been talking with officials from IIT. There will be a new redevelopment area defined soon. Mr. Boyer disclosed that his firm, Helmke, Beams, Boyer and Wager, has been representing IIT regarding acquisitions. He has notified IIT that he cannot be involved in the acquisition because of his relationship with the Redevelopment Commission unless they and the Redevelopment Commission agree to his involvement. IIT agrees that he would represent the Redevelopment Commission. Mr. Boyer noted that IIT is closing on a \$9.5 million bond issue and is investing approximately \$6 million. IIT has acquired 11 parcels in the area where the expansion is planned for athletic fields. There is a possibility of acquiring more parcels that will be used for parking. Mr. Fletcher feels that IIT may not be able to assemble all the necessary parcels to make the expansion work. IIT will be cleaning up that area and may be asking for a street relocation.

OTHER BUSINESS

Berry Street demolition began July 19. Tom Cain looked at the project July 15 and noted that the curb base slopes to the west to a height of 2". The project limit should be extended eastward because there is a very awkward transition without it. Unit costs submitted with the construction bid will apply to the additional work. Mr. Fletcher has a change order for next month's meeting and has called George Huber of Equity Investments to participate in the funding.

A motion to adjourn was made by Mr. Simler; seconded by Mr. McElhoe. Meeting adjourned at 6:00 p.m.

Fort Wayne Redevelopment Commission



George F. Simler, III – Secretary
Adopted September 23, 1999

**FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
September 20, 1999**

TIME: 4:30 p.m.

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. Hill called the regular meeting of the Fort Wayne Redevelopment Commission to order.

ROLL CALL: Mr. Hill took roll call and noted all members were present

MEMBERS PRESENT: Steven Hill - President
Steven McElhoe – Vice President
George Simler, III – Secretary
John Powell, Member
John Sullivan, Member

MEMBERS ABSENT: None

STAFF PRESENT: Ronald R. Fletcher, Executive Director
James C. Lindsay – Redevelopment Specialist
Greg Leatherman – Brownfield Manager
Joanne Reising – Administrative Assistant

COUNSEL PRESENT: None

OTHERS PRESENT: None

APPROVAL OF CLAIMS: Motion made by Mr. McElhoe to approve; seconded by Mr. Sullivan. Motion carried.

APPROVAL OF MINUTES: Motion made by Mr. Simler to approve; seconded by Mr. McElhoe. Motion carried

NEW BUSINESS:

Resolution 99-39: Approving a Change Order to the contract with Martin Service System, Inc.

Greg Leatherman explained that staff expected that underground storage tanks would be uncovered as the project progressed. There have been 16 unearthed at present. Because Martin was already on the site, it was decided that they would do the work on an “as needed” basis until clean closure was accomplished. This change order represents the additional work that Martin did to remove dirt, tanks and unseen building debris. There was an alternate contract for the demolition of a two-story building and a decision was made to exercise that option. Mr. Fletcher mentioned that this change order reflects work done up to about 3 weeks ago and there will be approximately another \$25,000 when the project is complete. Mr. Leatherman explained that two excavations are still contaminated. The contamination is petroleum based with a small amount of solvents. These areas cannot be used for residential construction.

Motion to approve by John Powell; seconded by John Sullivan. Motion carried.

Resolution 99-40: Ratifying and approving the “First Amendment to the Regional Shopping Center Development Agreement” concerning the Jefferson/Illinois Road Economic Development Area and Apple Glen

Mr. Fletcher noted that the Commission previously had entered into an agreement with the developer to do certain things on the site, which he did. This amendment will allow Wal-Mart to encroach upon the 75' setback by approximately 25'. The Planning Commission has already approved the encroachment and because the Redevelopment Commission was effectively part of the original agreement, this body needs to also approve it. There will still be the 50' setback.

Motion to approve by George Simler; seconded by Steve McElhoe.
Motion carried.

Resolution 99-41: Approving the "First Amendment to the Agreement for the Sale and Development of Real Estate" concerning the Baker Street Train Station ("The Station")

Mr. Fletcher noted that the Developer, Baker Street Train Station, LLP, entered into an agreement to develop the Baker Street Station. They have completed work on the two wings, but have not developed the concourse. The Redevelopment Commission was able to get an ISTE grant of approximately \$500,948 to renovate the concourse. Victor Martin and his group have done fund raising to match that grant. The 20% match is approximately \$125,237. Staff anticipates that the amount needed could be as much as \$180,000. The money is being administered by the Fort Wayne Community Trust. This amends our agreement stating that Baker Street Station, LLP, agrees to have at least \$180,000 in place. We would have to approve anything below \$180,000. This puts them on a time frame to give us architectural drawings in a timely manner to meet State guidelines when bids are needed. All drawings and related processes have to be completed by May 1, 2000. Martin Riley Mock is now working on those drawings. There has been not yet been a response from Victor Martin on this agreement, the only thing that ties them down is the \$180,000 draw down. The money was awarded to the City of Fort Wayne, so Baker Street Station LLP has to agree to have that money in place.

Motion to approve subject to minor language modifications at the discretion of the Executive Director by George Simler; seconded by John Sullivan. John Powell abstained because of business relationship with Martin, Riley, Mock, Inc. Motion carried.

Resolution 99-42: Approving a Change Order to the Contract with Triad Engineering, Inc.

Greg Leatherman explained that this change order is for Broadway Galleries at the corner of Broadway and Huestis. Triad tried to delineate contamination and was getting readings that would prevent closure; they did four (4) more borings and three analytical samples that demonstrated that they had achieved "clean closure". This money would come from CEDIT funds.

Motion to approve by John Powell; seconded by John Sullivan. Motion carried.

Resolution 99-43: Approving an Expenditure for Additional Services pursuant to a Contract with Ratio Architects

Jim Lindsay explained that this expenditure represents additional services, on an hourly basis, outside of Ratio's contract for investigative work

concerning the Courthouse vault. Mr. Fletcher noted that the pumps for drainage were located in the vault area by the County Commissioners per his suggestion. Another area of expenditure involved the integration of the Courthouse Green project with the Berry Street resurfacing project to facilitate drainage. Another expenditure relates retrofitting four curb areas to allow Hagerman Construction access to the lawn area. The decision was made to make the project more compliant than the law requires and that necessitated cuts in the walkways; this expense reflects their extra work. The expenditure for the bas-relief panels was necessary for the design of the frame for the panels. The "Courthouse basement flooding" expenditure was necessary because of the County's assertions that Courthouse Green construction was causing the flooding in the basement of the Courthouse. Ratio and their subconsultants took borings to affirm and conclude that the cause of the water entry was not the demolition of structures on the existing site. The total invoice amount for total expenditures will be reduced by approximately \$3,300. relative to the outer walkway that was retrofitted several months ago. Mr. Fletcher noted that design will be done for a pull-off on Main Street which should be one of the last billings from Ratio. Mr. Powell asked if there were a base number of hours Ratio billed. Mr. Fletcher noted that staff suspended architectural work by Ratio during the period when Court Street parking was an issue. The last day of the original contract period was September 8, 1999. After that time Ratio will be compensated on an hourly basis per contract.

Motion to approve by George Simler; seconded by Steve McElhoe.
Motion carried.

Resolution 99-44: Approving Change Order #4 to a Contract with Hagerman Construction

This change order reflects the planting specifications that were changed because of availability and the ability to get larger caliper trees. The Main Street curb from Clinton to the former Court Street was very badly deteriorated. It was found that the rebar holding the curb in place was completely deteriorated. There was no structural support for that curbing and a decision was made to replace and reconstruct the curbing at a cost of \$3,419. The largest component is the work associated with reconstruction of the entranceway to the Courthouse Green from the north across Main Street. The sidewalk in front of the City County Building was also badly deteriorated and needed to be replaced. That segment was completely demolished and reconstructed including a section that was in the County's property. The other part of the project was redoing the entryway so that it linked with the north corridor and new handicapped access and constructing a new cut through the median for better handicapped access. A discussion ensued regarding the costs related to the handicapped access and under whose jurisdiction the access should fall. Contingencies are over by about \$25,000 and probably at completion will be over approximately \$50,000.

Motion to approve by Steve McElhoe; seconded by George Simler. John Powell abstained because of business relationship with Hagerman Construction, Inc. Motion carried.

Resolution 99-45: Approving the Commission's 2000 General Budget and capital budget, \$275,596 and \$459,000 respectfully

The 2000 budget that was submitted to City Council. An itemized delineation of expenses is included. Staff will continue work on the Bower and Falstaff sites in the coming year. There will be residential development at the Bowser site. There is an agreement with a developer to expand the Summit Park II by approximately another 100 acres. The Grand Wayne Center will be one of the larger projects next year and will probably take 2 ½ to 3 years to complete. Another project is developing the 23 acres in the southeast area, now known as Victoria Acres, as a residential development. Staff will be going before Redevelopment Block Grant committee this week to ask for \$100,000 to fund part of the infrastructure. The design as it stands now calls for 54 houses with a common area and retention pond.

Motion to approve by Steve McElhoe; seconded by John Powell. Motion carried.

Project Updates

Bowser – Mr. Leatherman displayed photographs that have been taken at the site and explained the environmental testing procedures and the outcome. Staff is preparing a Request for Proposal to divest the Commission of the residential property (Parcel C); it is almost complete and should be out this week. Plans are to build some model homes, but a builder or builders have not been secured. There is a group that wants to serve as developers; there might be an agreement prior to the bidding process that states this group is the developer. Financing is available through National City Bank, the closing costs are \$1,000, and there are down payment agreements available. There are also some tax abatements the buyers might be eligible to receive. The property directly behind the police station, which is not severely contaminated, has not received "clean closure" and will probably be asphalted or designated for some other use. The area does not need to be remediated, the use needs to be restricted only. There is a study being done by Woolpert to determine the best use for that parcel and others in that area (within ½ mile of the project).

Falstaff – The property has been assessed; a tank was not closed properly and some petroleum-based contamination was found. Unfortunately, when the hydraulic lifts were put in place, they were surrounded by sand and the contamination has been absorbed and spread via the sand. We are trying to figure out how that translates into costs before we go to the Falstaff Brewery on these issues. To comply with residential standards, the clean up could cost between \$100,000 and \$200,000 to dig and haul everything on site. The building is still on the site; a partial demolition might be appropriate. There are people interested in the site.

Grand Wayne Center – We have the Civic Center Urban Renewal Area, Amendment X, defined and are in the final stages of amending that plan; the amended document should be ready in approximately two weeks. Staff is putting the financing together and, in few weeks, will be asking for a Declaratory Resolution and making the proper presentation to begin the process.

Courthouse Green – is moving along according to schedule. The dedication is October 15, 1999 at 12:00 noon. Redevelopment Chairman and Vice Chairman should say a few words. There will be a time capsule included in the ceremony but will not be buried at that time. Mr. Hill asked where the in the park area is the county's half of the street. Mr. Fletcher responded that it would be approximately 33 feet from the base of the building. A discussion of the County's rights concerning the access to the Courthouse Green for maintenance of the Courthouse and parking issues

ensued. Mr. Fletcher would like the minutes to reflect that the Commission agrees to taking care of Main Street to the limits discussed previously, to jointly sign a petition to vacate Court Street. A motion was made to accept the terms of the Settlement Agreement subject to leaseback at \$0.00 made by John Powell; seconded by John Sullivan.

OTHER BUSINESS

Resolution 99-46: Approving a Contract for Landscape Services

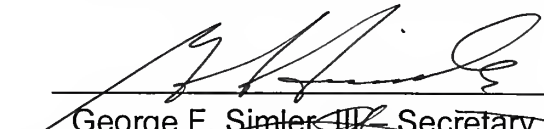
This contract is for replacement of the tree in front of the Norwest Center at Calhoun and Wayne Street where two trees have died. In conjunction with the Board of Works, when the concrete work was done, a drainage tile was included to address this issue. There were two bids submitted and staff recommends the low bid from Indiana Landscape be accepted. The cost difference in bids can probably be attributed to Indiana Landscaping buying the tree and planting it at the same time as the trees they are planting at the Courthouse Green.

Motion to approve by John Powell; seconded by John Sullivan. Motion carried.

Mr. Fletcher noted that the Planning Department is doing a housing study for the entire city. The Redevelopment Commission will be asked to contribute \$12,000 to \$15,000. The costs are justifiable because the study includes the 23 acres in Victoria Acres. The Housing Authority would like the Redevelopment Commission to contract the study. Staff has asked for financial commitments in writing from the other entities involved.

A motion to adjourn was made by Mr. Simler; seconded by Mr. McElhoe. Meeting adjourned at 5:50 p.m.

Fort Wayne Redevelopment Commission



George F. Simler, III Secretary
Adopted October 19, 1999

FORT WAYNE REDEVELOPMENT COMMISSION

SPECIAL MEETING MINUTES September 30, 1999

TIME: 4:35 p.m.

PLACE: City County Building - Room 810

CALL TO ORDER: Mr. McElhoe called the special meeting of the Fort Wayne Redevelopment Commission to order.

ROLL CALL: Mr. McElhoe took roll call and noted members present.

MEMBERS PRESENT: Steven McElhoe – Vice President
George Simler, III – Secretary
John Powell, Member

MEMBERS ABSENT: R. Steven Hill
John Sullivan

STAFF PRESENT: Ronald R. Fletcher, Executive Director
James C. Lindsay – Redevelopment Specialist
Greg Leatherman – Brownfield Manager
Joanne Reising – Administrative Assistant

COUNSEL PRESENT: R. David Boyer

OTHERS PRESENT: Elissa McGauley – Fort Wayne Economic Development

APPROVAL OF CLAIMS: None Presented

APPROVAL OF MINUTES: None Presented

OLD BUSINESS: None

NEW BUSINESS:

Resolution 99-47
Approving a Disposition Value of Real Estate Pursuant to the Average of Two Appraisals for the Bower Site Parcel C
Mr. Fletcher noted after conferring with legal counsel, it was decided that the two appraisals could be done by City of Fort Wayne staff, one by Ted Butz of H.A.N.D.S., who does appraisals in the Bowser Street area, and the other by Ronald Fletcher of Commission staff. Mr. Boyer stated that according to Indiana law, lower value property such as this does not have to be appraised by independent appraisers. Mr. Simler made a motion to approve; seconded by Mr. Powell. Motion carried.

Resolution 99-48
Approving the Submittal of the Secondary Plat for Phoenix Place
Mr. Fletcher noted that this resolution gives authority for the Executive Director to sign the secondary approval of the plat. Mr. Leatherman has had conversations with the Planning Staff and Zoning; they indicated that they would like to see a resolution giving authority to the Executive Director to sign the plat. Mr. Leatherman displayed the drawing for the plat and explained the process of vacating and replating Parcel C. Mr. Fletcher noted that bids packets for infrastructure improvements were sent this week. Hopefully, this part of the project will be completed in 1999. A Disposition document has already been prepared and bid agreement included that relates to the coalition of black ministers' CDC. Mr. Powell made a motion to approve; seconded by Mr. Simler. Motion carried.

Resolution 99-49

Allowing the Designation of Property as an Economic Revitalization Area for Kaiser Tool Company in the Centennial Industrial Park Urban Renewal Area

Mr. Lindsay noted that this resolution is abatement for equipment only. Kaiser Tool received a real estate abatement and a equipment abatement in 1993. They are putting in a new line of equipment at a cost of \$750,000. Elissa McGauley, of the Economic Development staff, stated installation of the equipment (small cutting tools) will be this year and/or next year. They have doubled their employment since that time and are intending to increase their workforce by three with the installation of this equipment. The salaries are expected to be approximately \$34,000. Mr. Fletcher noted that there are no bond issues that would impose on this abatement. The infrastructure commitment in that area has already been secured. Motion to approve by John Powell; seconded by George Simler. Motion carried.

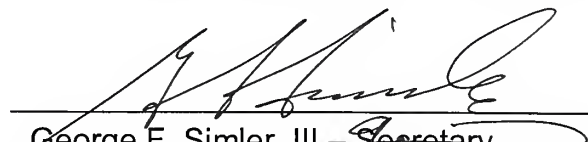
OTHER BUSINESS

Mr. Fletcher noted that the fountains on the Courthouse Green were installed this week and seem to be working properly. The dedication will be October 15, 1999 at 12:00 noon and the time capsule will be placed at that time also. There will be a lighting of the Courthouse beginning at 8:00 p.m. on also October 15.

Mr. Fletcher noted that the Planning Department has asked that the Redevelopment Commission to be the contracting agent for a housing study. The study will cost \$75,000. They have also asked that the Redevelopment Commission contribute \$12,000. There will be a resolution at the next regular meeting to approve the contact. Mr. Simler agreed that the Redevelopment Commission be the contracting agent and contribute \$12,000; Mr. Powell also agreed with the stipulation that the Commission receives firm financial commitments from the other agencies involved in the study.

A motion to adjourn was made by Mr. Simler; seconded by Mr. Powell. Meeting adjourned at 5:30 p.m.

Fort Wayne Redevelopment Commission



George F. Simler, III - Secretary
Adopted October 19, 1999

**FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
October 18, 1999**

TIME: 4:30 p.m.

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. Hill called the regular meeting of the Fort Wayne Redevelopment Commission to order.

ROLL CALL: Mr. Hill took roll call.

MEMBERS PRESENT: Steven Hill - President
George Simler, III – Secretary
John Powell, Member
John Sullivan, Member

MEMBERS ABSENT: Steven E. McElhoe

STAFF PRESENT: Ronald R. Fletcher, Executive Director
James C. Lindsay – Redevelopment Specialist
Loren Kravig, Redevelopment Specialist
Greg Leatherman – Brownfield Redevelopment Mgr.
Joanne Reising – Administrative Assistant

COUNSEL PRESENT: David Boyer

OTHERS PRESENT: Bob Lister, Grand Wayne Center
John Stafford, Strategic Planner, City of Fort Wayne

APPROVAL OF CLAIMS: Motion made by Mr. Simler to approve; seconded by Mr. Sullivan. Motion carried.

APPROVAL OF MINUTES: Motion made by Mr. Simler to approve; seconded by Mr. Powell. Motion carried

NEW BUSINESS:

Resolution 99-50: Declaratory Resolution for Amendment X to the Civic Center Urban Renewal Area.

Mr. Fletcher explained that over the last two years staff has been working with the Grand Wayne Center and the Allen County Public Library regarding their respective expansion projects. This resolution specifically addresses the expansion of the Grand Wayne Center. He noted that the Redevelopment Commission has been involved in many projects in Civic Center Urban Renewal Area and explained the role the Redevelopment Commission has played in the past. This resolution will begin the process of amending the Civic Center Urban Renewal Area adding to the area where the Grand Wayne Center plans to expand. This amendment will give the Redevelopment Commission the ability to use its resources to do acquisitions, relocations, demolition and site preparation for the expansion of the Grand Wayne Center. It will also allow the Commission to build a parking garage and prepare a site where a new hotel might be built. He explained that the Grand Wayne Center wants to expand their existing 100,000 square feet, adding an additional 120,000 square feet. He reminded the Commissioners of the study done by Morrison Kattman and Menze and HOK for the Grand Wayne Center. Both studies recommended building a parking garage that would accommodate the GWC expansion, the downtown area and potentially service the Allen County Public Library Main Branch. Staff is now in the planning process to amend the Civic Center Urban Renewal Area. Under Indiana law,

the Redevelopment Commission must prove the area is blighted, which includes lack of development and cessation of growth, deterioration of improvements, character of occupancy, age, obsolesce, substandard buildings and other factors that impair property values. Staff considers cessation of growth and underutilization to be among the chief factors indicating that the area is blighted. Mr. Kravig presented data that supports the Declaratory Resolution for Amendment X. The amendment includes more than the area for the expansion of the Grand Wayne Center because of the proposed parking garage and future expansions that might take place. He explained proposed Amendment X in detail, noting the maps included with the plan. There is a marked difference in the character of the area and the adjacent Central Business District, Harrison Street being the dividing line, including the assessed valuation of the land and improvements. The study area trails the Central Business District in building density by a factor of more than 2:1 and in assessed valuation by a factor of more than 3:1. Many streets, sidewalk and alleys in the study area are in need of repair or replacement and one third (1/3) of the study area consists of off-site surface parking. There is a clustering of automotive uses in the area, which represents an under utilization of land close the Central Business District. There also are four (4) substandard buildings and three (3) unimproved parking lots in the study area; the Gaskins building has been vacant for nine (9) years since the fire and has significantly deteriorated because of vacancy.

Mr. Fletcher noted that approving this amendment would make a portion of the area a tax allocation area to help fund the acquisitions, demolition and building of the parking garage. The acquisitions will include the area directly west of the Grand Wayne Center, location of three fast food restaurants. Immediately to the north is a surface parking lot that will be used for the new parking garage and the Gaskins Building. Also designated for acquisition is the Belmont Liquor building and, to the west, the surface parking lot owned by Joe Christoff. Acquisitions and site preparation will cost approximately \$6.0 million. The total cost of the project, which includes the Grand Wayne Center and the parking garage, is approximately \$35 million. The funding will come from a Tax Increment Financing Bond issue, small Redevelopment GO Bond and other sources.

Mr. Simler asked about the parking spaces affected by the acquisitions; Mr. Fletcher stated that approximately 280 would be eliminated and replaced with approximately 500 new spaces. Mr. Powell asked about the size of the proposed parking garage and Mr. Fletcher stated that the structure would be approximately six (6) levels and four (4) stories high. Efforts will be made to keep the garage in scale with the structures surrounding it. A discussion ensued regarding the parking situation in the downtown area and the location of the possible expansion and parking for the Allen County Public Library.

Mr. Fletcher recommended that the resolution be passed because the Grand Wayne Center, which produces income for the downtown area, will not be competitive with other areas like South Bend and Indianapolis if this expansion does not happen. Mr. Lister explained the expansion needs of the Grand Wayne Center. Mr. Fletcher stated that resources are close to being in place to begin the expansion. As the Mayor explained at a news conference this morning, the expansion will have a positive impact on downtown as well as all of Fort Wayne. Mr. Fletcher read the findings of Amendment X of the Urban Renewal Plan and noted the processes that will follow.

Motion to approve as amended (Subsection A, second paragraph, last line; stricken) by John Powell; seconded by George Simler. Motion carried.

Resolution 99-51: Approving the Formation of a Professional Sports and Convention Development Area in Downtown Fort Wayne.

John Stafford noted that one year ago the Redevelopment Commission heard arguments for the establishment of a professional sports and convention development area for the Grand Wayne Center and the Hilton Hotel. That effort failed over the questions of including the Hilton Hotel, a privately-owned facility. The City would like to amend the existing professional sports and convention development area by adding the Grand Wayne Center alone. The Board of County Commissioners, on September 29

1999, passed a Declaratory Resolution to amend the current amendment to include the Grand Wayne Center and the Courthouse. The next step is to get the concurrence of the City Redevelopment Commission, then the City Plan Commission, then City Council, then hold a public hearing and finally deliver the Resolution to the County Commissioners. The Allen County Memorial Coliseum Board of Trustees, Convention & Tourism Authority, Allen County Commissioners and the Mayor have entered into an agreement that states that should the Courthouse be included in the designation, revenues will be shared between the War Memorial Coliseum and the Grand Wayne Center. This resolution now before the Redevelopment Commission states that designation of the downtown locations of the Courthouse and the Grand Wayne Center is compliant with the Redevelopment Commission's downtown development policy and the Civic Center Urban Renewal Plan. The annual revenues to the GWC would be approximately \$150,000 to \$200,000. It is not known absolutely what revenues would be captured but they could be one part of the financing for the expansion of the Grand Wayne Center. Mr. Stafford explained the process and the intent of the State designation of a professional sports and convention development area.

Motion to approve by George Simler; seconded by John Sullivan. Motion carried.

Resolution 99-52: Approving a Contract for Professional Consulting Services with S. B. Friedman & Company

Mr. Fletcher explained that at the last meeting the Redevelopment Commission discussed applying for and partially funding the \$75,000 study that City Plan was coordinating. The cost to the Redevelopment Commission will be \$12,000. There are firm commitments in writing from all participants, which include the City of Fort Wayne and the Housing Authority. Money has been set aside.

Motion to approve by John Powell; seconded by John Simler. Motion carried.

Resolution 99-53: Approving an Expenditure for Calhoun Street Sidewalk Project.

Mr. Fletcher explained the history of the project. The Board of Works paid for most of the project and they asked us for \$47,205. We requested that drainage be put in for a tree that has died twice. The Board of Works asked for additional funding in the amount of \$9,310. The cost seems appropriate. The project is complete.

Motion to approve by George Simler; seconded by John Sullivan. Motion carried.

PROJECT UPDATES

Housing Study – This is a contract to do a study within an area of about ½ mile of Phoenix Place and other areas as designated by the Fort Wayne Planning Department.

Courthouse Green – Dedication went very well and the Redevelopment Commission received many compliments. We were disappointed that lights were not illuminating the Courthouse dome, but technical problems were the cause. Mr. Simler would like to see the peaks of the façade better lit. Mr. Fletcher noted that some investigation regarding direct lighting that would illuminate those peaks from the grassy area might be appropriate. Mr. Lindsay stated the lights will be on from 6:00 p.m. until 5:00 a.m. for the first week and then be turned off at midnight thereafter. Mr. Hill suggested the lights be left on during all darkness to deter vandalism. Mr. Fletcher noted that transfer of the property to the Parks Department should take place in December 1999. Some modifications of the sidewalk design still need to be made to accommodate the mediation, specifically the drop-off area at the north entrance to the Courthouse. Three members of Courthouse Preservation Trust have pledged to fund the cost of additional trees on the east side of the Green if there is public demand and consensus for this buffer along Clinton Street. The Park Department has done maintenance cost estimates and determined the yearly costs would approximately \$31,000. The

endowment can be raised another \$100,000 and a private foundation will give \$50,000 toward the maintenance endowment which will bring the total to \$350,000.

OTHER BUSINESS

Resolution 99-54: Awarding a Contract to Geiger Excavating, Inc. for the Phoenix Place Phase One Site Preparation Work.

Mr. Leatherman stated that bids for Phoenix Place Phase I and Phase II were advertised. At the prebid meeting staff emphasized the critical timeframe. The only bid for Phase I was received from Geiger Excavating in the amount of \$97,296.20. This was above the engineering estimate. Because the bid packet was confusing, Geiger's original bid did not include street lighting, so \$10,560 was added. There was an issue with quantity, so other adjustments were made. Mr. Boyer explained that because the bidding error was more our fault than that of the bidder, there was no reason to disallow the bid. There is CEDIT money set aside for this project so the money is available for change orders.

Motion to approve by George Simler; seconded by John Powell. Motion carried.

Resolution 99-55: Waiving Defect on Paving Bid for Phoenix Place.

There were two addenda after the bids went out. The apparent low bidder did not turn in those two addenda with his signature along with the bid. Mr. Fletcher explained that Garcia Concrete Construction was a qualified bidder and the low bidder. After conferring with Mr. Boyer, it was established that the Redevelopment Commission does have the authority to waive defects on any bids. Mr. Garcia signed Addendum I and II and included as part of his bid. Mr. Fletcher felt that the public would be better served to waive the defect than take the next higher bid that was \$65,151.75.

Motion to approve by George Simler; seconded by John Powell. Motion carried.

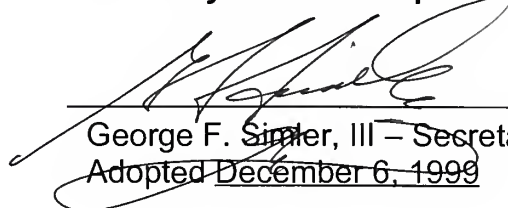
Resolution 99-56: Awarding a Contract to Garcia Concrete Construction, Inc. for the Phoenix Place Phase Two Paving and Concrete Work.

The bid of \$48,672.50 was less than the engineering estimate. This resolution is the awarding the contract.

Motion to approve by John Powell; seconded by John Sullivan. Motion carried.

A motion to adjourn was made by John Powell; seconded by George Simler. Meeting adjourned at 6:15 p.m.

Fort Wayne Redevelopment Commission



George F. Simler, III – Secretary
Adopted December 6, 1999

FORT WAYNE REDEVELOPMENT COMMISSION

**SPECIAL MEETING MINUTES
October 28, 1999**

TIME: 4:30 p.m.

PLACE: City County Building – Room 810

CALL TO ORDER: Mr. McElhoe called the meeting to order

ROLL CALL: Steven E. McElhoe
George Simler III
John Powell

STAFF PRESENT: Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
Greg Leatherman, Brownfield Manager
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: None

OTHERS PRESENT: Wayne Burton representing Greater Progressive Housing
CDC

New Business

Approving an agreement and bid for the development of Phoenix Place.

Mr. Fletcher noted that there was a single respondent to the Request for Proposal for the development of Phoenix Place subdivision. The bid for development was awarded to the Greater Progressive Housing Community Development Corporation.

Mr. Powell stated that he would like to have an independent person or agency available for recommendations for owners and to authorize the release of funds to the owners. Mr. Burton noted that National City Bank will review progress before funds are released.

Mr. Leatherman stated that an initial 20% will be released to buy materials and that “draw downs” will be done with National City Bank. Mr. Powell and Mr. McElhoe further noted that they would like to have an independent agency responsible for reviewing the funding requests and a letter to National City Bank to receive the building funds.

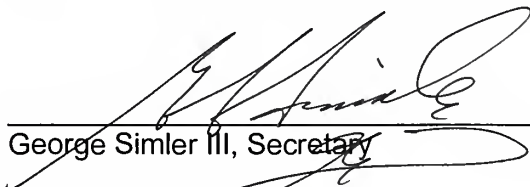
Mr. Fletcher stated that Project Renew has worked with United Contractors, Inc., the builders, on previous contracts. United Contractors, Inc. is a member of the HomeBuilders' Association. Mr. Simler asked about the quality of United Contractors, Inc. workmanship and Mr. Leatherman stated that the homes that have been constructed seem to be well built.

Mr. Fletcher stated that staff is going through Quiet Title. He noted there would be a development agreement at the next meeting.

Adjournment

A motion to adjourn was made by George Simler; seconded by John Powell. Meeting adjourned at 5:00 p.m.

Fort Wayne Redevelopment Commission


George Simler III, Secretary

Adopted December 6, 1999

FORT WAYNE REDEVELOPMENT COMMISSION

SPECIAL MEETING MINUTES December 6, 1999

TIME: 4:30 p.m.

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. Hill called the meeting to order

ROLL CALL: R. Steven Hill
Steven E. McElhoe
George Simler III
John Sullivan
John Powell

STAFF PRESENT: Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
G. Loren Kravig, Redevelopment Specialist
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: David Boyer, John Wernet

OTHERS PRESENT: Hank Freistroffer, Craftline Printing
Elissa McGauley, City of Fort Wayne Economic Development

APPROVAL OF CLAIMS: Motion made to approve by Mr. Simler; seconded by Mr. Powell subject to audit. Motion carried

APPROVAL OF MINUTES: Motion made to approve by Mr. McElhoe; seconded by Mr. Sullivan. Motion carried

NEW BUSINESS

Resolution 99-59:

Confirmatory Resolution for Amendment X to the Civic Center Urban Renewal Area

Mr. Fletcher noted that, even after the Public Hearing, staff believes that there is a finding of blight according to State statute and public utility and benefit as it relates to the project. Staff has discussed the Amendment on several occasions with legal counsel prior to developing the plan and also during the development. Staff believes that the Confirmatory Resolution is on firm ground and recommends its adoption. Mr. Sullivan asked about the effect of the written remonstrance and Mr. Boyer noted that if it is determined that the remonstrance is not effective, there is an appeal process. Mr. Powell asked if the Redevelopment Commission would have to rule on the remonstrance and Mr. Boyer explained the process. Mr. Fletcher suggested that the meeting be recessed so that the Commissioners could read and reflect upon the remonstrance. Mr. Boyer suggested that the Commission continue the rest of the Business Meeting and recess on Resolution 99-59. Mr. Hill called for the tabling of this resolution until the end of the meeting.

Resolution 99-60

Approving the Conveyance of Real Estate located within the Civic Center Urban Renewal Area, Amendment IX, to the City of Fort Wayne Board of Park Commissioners

Mr. Lindsay noted that this resolution conveys the Courthouse Green real estate to the Board of Park Commissioners, as was the intent of the project. The only change to the legal description is a clause that relates to the Court Street right-of-way because of the mediation settlement. Legal Counsel has inspected the deed. A motion to approve was made by Mr. McElhoe; seconded by Mr. Powell. Motion carried.

Resolution 99-61

Allowing the Designation of Property as an Economic Revitalization Area for Craftline Printing Company in the Centennial Industrial Park Urban Renewal Area

Mr. Hank Freistroffer noted that Craftline Printing will be expanding and gave a brief synopsis of their plans. Elissa McGauley of City Economic Development stated that approval from the Redevelopment Commission is required before the plans can be taken to City Council. Mr.

Fletcher noted that there is no bond issue in Centennial Park and recommended approval of the tax abatement. Motion to approve by Mr. Simler; seconded by Mr. Sullivan. Motion carried.

Resolution 99-62

Approving the payment of Assessments to the Midtowne Crossing Owners Association

Mr. Lindsay explained that assessments for the two parking garages owned by the Redevelopment Commission and one commercial space are due. Assessments to the Midtowne owner's budget for the revenue from the parking garage has been flat. It was the Commission's determination last year that parking fees not be raised. This resolution stays that policy from last year. Mr. Fletcher noted that staff recommends that the fees be maintained at the current level for one more year. Mr. Lindsay noted that there is some interest in the commercial space and if sold would produce parking income. Motion to approve by Mr. McElhoe; seconded by Mr. Sullivan. Motion carried.

Resolution 99-63

Approving Change Order #5 to a contract with Hagerman Construction Corporation

Mr. Lindsay noted small expenses have accumulated, including the painting of the fountain basins, additional caulking, framing for the bas relief panels, additional sprinkler system equipment, and the drop off being constructed at the North entrance to the Allen County Courthouse. This was bid as a Change Order to Hagerman's contract; the project should be substantially complete by week's end. The drop off area is another point in the mediation settlement. Mr. Fletcher noted that the Redevelopment Commission has done more than was asked in the settlement agreement by replacing the concrete to the steps of the Courthouse. Motion to approve by Mr. Simler; seconded by Mr. Sullivan. Motion carried. Mr. Powell abstained because of his firm's affiliation with Hagerman Construction.

Resolution 99-64

Approving the Reimbursement to the City of Fort Wayne for Courthouse Green Expenses

Mr. Lindsay explained that these monies deal with the Berry Street reconstruction and Courthouse Green parking. This includes striping, paving, drainage and backfilling to allow parking. The ultimate goal was to facilitate drainage, have some economy of scale and improve the aesthetic of the Courthouse Green parking. Mr. Fletcher noted that project was piggybacked with the City's contract to get a better rate. The money has been set aside for this payment. Motion to approve by Mr. Sullivan, seconded by Mr. Powell. Motion carried.

Resolution 99-65

Approving a Change Order to the Contract with Geiger Excavating, Inc. for Phoenix Place Phase One Site Preparation Work

Mr. Fletcher noted that at the time of the construction of Fisher Street, it was found, by test, that the soils were too soft. Fisher Street is built on a docking area and a water main break recently occurred which soaked into the already soft and less adequate soils. Staff hired G.M.E., a soil testing consulting firm and conferred with Rocke & Associates and the City Engineer about what needed to be done. It was decided to excavate to about 3 to 4 feet and replace the "bad" soil with crushed stone and build up the street. These are quantity costs for the materials used. We are still within the budget as it relates to the CEDIT monies for this project. Mr. Hill asked about soil borings on the lots and Mr. Fletcher stated that borings were only done on the street. The Commission asked that additional borings be done on each lot. Discussion ensued regarding the progress on the Phoenix Place site and an additional resolution to construct a sewer manhole because of sewer gas leakage from Fisher Street to the alley. Motion to approve by Mr. Simler, seconded by Mr. Sullivan. Motion carried.

Resolution 99-66

Approving and Ratifying a Proposal from G.M.E., Inc. Consulting Services for Phoenix Place

G.M.E. was hired to complete soil boring and tests necessary to complete Fisher Street in conjunction with Resolution 99-65. As Geiger Construction was digging the street, it was noted that digging was going to be deeper and more extensive than anticipated. At that time, it was decided to hire a soil consultant to test soils and give recommendations for construction. Motion to approve by Mr. Sullivan; seconded by Mr. Simler. Motion carried.

Resolution 99-67

Approving a Change Order to the Brooks Construction Company, Inc. Contract for the West Berry Street Sidewalk Reconstruction Project

Mr. Kravig noted the additions and deductions to and from the original contract. Curb face sidewalks were added in two areas to match the alley grade with the sidewalk and a knock out around the fire hydrants at the west end was constructed at the request of City Utilities. Routine

quantity deductions and additions were noted as were the brick and patching that was eliminated from the project. More planting soil was required than originally anticipated because it was not apparent how much soil was needed until a determination was made concerning the basement area under the sidewalk. On future project a much larger soil-planting zone will be provided to facilitate the drainage and growth of streetscape elements. The restock charge is for the brick that was returned because of the change in the sidewalk. A discussion regarding the future expanded planting soil zone continued and Mr. Kravig explained the need and plans for future projects to use this method. A motion to approve was made by Mr. McElhoe; seconded by Mr. Simler. Motion carried.

Resolution 99-68

Approving an Extension to the Contract by and between the Fort Wayne Redevelopment Commission and SES Environmental

Mr. Fletcher explained the history of hiring environmental consultants and noted that staff hired an environmental consultant on a yearly basis. The contract begun in October 1998 has expired and needs to be continued until December 31, 1999. Motion to approve by Mr. Powell, seconded by Mr. Simler. Motion carried.

Resolution 99-69

Approving Various Expenses for the Courthouse Green Project

Mr. Lindsay noted that these are miscellaneous expenses for items not in the Hagerman contract or to the City of Fort Wayne. The expenses include the cost of an addition to the Court Street legal description, podium rental for the dedication ceremony, time capsule fabrication, an extra shell to replace a broken one on the Courthouse Green gatepost, the Commission's share for the cost of the lighting ceremony and the construction and installation of anodized aluminum grates that will fit in each of the fountain basins. Motion to approve by Mr. Powell; seconded by Mr. Sullivan. Motion carried.

Resolution 99-70

Approving Expenditures for the Development of Headwaters Park Project

Mr. Fletcher noted that, in the past, the Redevelopment Commission has reimbursed Headwaters Park for expenses. There is approximately \$5,300.00 + interest left in the bond issue for Headwaters Park. There are no more expenses that relate to that bond issue. The City Administration would like this money made reimbursable to Headwaters Park for improvements and maintenance before it is given to the City's Board of Park Commissioners. This will close that bond issue. Motion to approve by Mr. Powell; seconded by Mr. McElhoe. Motion carried.

Resolution 99-71

Approving Cost Reimbursement to the Board of Public Works for Public Improvements Serving Apple Glen Mall

John Stafford explained that this resolution transfers monies. He explained the 1991 Development Agreement with the developers of Apple Glen. The area was declared a TIF Allocation Area and a \$500,000 bond was to be issued to do off-site improvements to Illinois Road and West Jefferson Blvd. The developer never bought the TIF bond. The Board of Public Works completed the West Jefferson project in 1996. The Illinois Road project was also completed. The off-site projects were done by the City rather than the TIF Bond that was supposed to have been purchased by the developer. Indiana Law allows the accumulation of TIF funds and \$700,000 is now in that fund. The City is proposing that \$600,000 of the money in the TIF Fund be transferred to the City's CREDIT Fund, which made the improvements to West Jefferson. Mr. Fletcher noted that Apple Glen development was not completed in a timely manner as it related to the bond issue and a decision was made to accumulate that money over a period of time to reimburse for or complete those improvements. The Urban Renewal Plan does address this issue. Mr. Stafford noted that the City of Fort Wayne recognized demand was there to do the project even without the TIF Bond. Mr. Boyer noted that this is a proper use of TIF Funds. Motion to approve by Mr. Powell; seconded by Mr. Simler. Motion carried.

Resolution 99-72

Approving the Conveyance of the Old Armory Site Located in Headwaters Park to the Fort Wayne Board of Park Commissioners

Mr. Kravig stated that this is part of the transfer of Headwaters Park ownership to the Board of Park Commissioners. The Board of Works owns all of the parcels, except the old National Guard Armory that is owned by the Redevelopment Commission. Staff will prepared the necessary legal documents conveying the site to the Board of Park Commissioners. Mr. Fletcher noted that the process to transfer all the parcels in Headwaters Park has begun. Motion to approve by Mr. Powell; seconded by Mr. Sullivan. Motion carried.

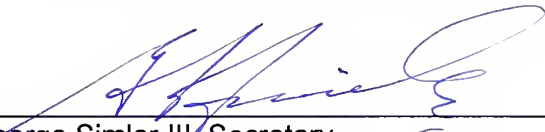
Resolution 99-73

Approving the Establishment of a Charitable Agency Endowment for the Courthouse Green

Mr. Fletcher noted that the original endowment for the maintenance of the Courthouse Green totaled approximately \$200,000. The Park Department has anticipated that the maintenance budget would be approximately \$31,000 per year. Mr. Fletcher discussed the maintenance endowment with the private sector and the Courthouse Preservation Trust. The Redevelopment Commission has committed another \$100,000 for construction so that the private sector could contribute another \$100,000 to the endowment. David Bennett of the Fort Wayne Foundation has stated that Eli Lilly will give a \$50,000 grant for this type of endowment. Mr. Fletcher feels that it is timely to set up that necessary endowment fund. A discussion of the income on the endowment ensued and Mr. Fletcher explained that the intent of the endowment was that the principle would not be disturbed. Motion to approve by Mr. Simler; seconded by Mr. McElhoe. Motion carried.

RECESS: The meeting will reconvene in Room 128 City County Building at 4:30 p.m. on December 13, 1999. Motion to recess by Mr. Powell; seconded by Mr. Simler. Motion carried. Meeting recessed at 6:50 p.m.

Fort Wayne Redevelopment Commission



George Simler III, Secretary
Adopted December 13, 1999

FORT WAYNE REDEVELOPMENT COMMISSION

**CONTINUANCE MEETING MINUTES
December 13, 1999**

TIME: 4:30 p.m.

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. Hill called the meeting to order 4:45 p.m.

ROLL CALL: R. Steven Hill
Steven E. McElhoe
George Simler III
John Sullivan
John Powell

STAFF PRESENT: Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
G. Loren Kravig, Redevelopment Specialist
Greg Leatherman, Brownfield Redevelopment Specialist
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: David Boyer, John Wernet

OTHERS PRESENT: None

APPROVAL OF CLAIMS: None

APPROVAL OF MINUTES: None

CONTINUANCE OF BUSINESS

Resolution 99-59:

Confirmatory Resolution for Amendment X to the Civic Center Urban Renewal Area

Mr. Fletcher noted that a letter from Mr. Federoff, representing Mr. Thomas Druley and Belmont Beverages, asking that a decision be delayed until January 24, 2000 was distributed prior to the beginning of the meeting. Mr. Hill asked if staff and legal counsel had adequate time to review the statements made during the public hearing and in the remonstrance filed. Mr. Fletcher replied that they had. A copy of the response of the staff was distributed prior to the beginning of the meeting for Redevelopment Commissioners' review. Mr. Fletcher read aloud the responses of staff and legal counsel as they relate to the filed remonstrance. A copy of the written remonstrance in opposition to Amendment X to the Civic Center Urban Renewal Area with staff responses is attached to these minutes. A typographical error was noted by Mr. Boyer regarding 3.1.4 on page 5 of the responses – as typed, "block 2" should be replaced with "the unmarked block". Mr. Fletcher noted that staff has gone through normal process as it relates to blight and blighting influences. Mr. Boyer counseled the Redevelopment Commissioners that their role is to determine whether the statutory requirements are met. Evidence from the remonstrator and from the Redevelopment staff are presented as arguments for and against the amendment. Mr. Fletcher noted that the Confirmatory Resolution has been modified slightly. At "Whereas" #9, the following statement was inserted at the end of the text: "and has considered all timely-filed remonstrances...and at the statement that begins "Now therefore be it resolved..."adopted the findings of fact set forth on Exhibit A." The impact statement was filed ten (10) days prior to the public hearing to satisfy legislation. Mr. Fletcher read aloud Exhibit A, which is attached to these minutes. It was the consensus of the Commissioners that delaying the decision, per Mr. Druley's request, was not warranted. Motion to approve by Mr. Simler, seconded by Mr. McElhoe.. Mr. Hill noted that Indiana Statute requires that the Redevelopment Commission pay fair market value, as established by the average of two appraisals, to the owners of the property and also pay substantial relocation assistance; the Commission would expect the staff to pursue, with diligence, keeping the businesses to be acquired in downtown; and that the vote of the Commission is not to the desirability of the businesses to be relocated, only to the use of the land and the determination of blight. Motion carried unanimously.

ADJOURNMENT: Motion to adjourn by Mr. Sullivan; seconded by Mr. Simler. Motion carried.

Fort Wayne Redevelopment Commission


George Simler III, Secretary

Adopted: December 29, 1999

FORT WAYNE REDEVELOPMENT COMMISSION

SPECIAL MEETING MINUTES

December 13, 1999

TIME: 4:30 p.m.

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. Hill called the meeting to order to 5:30 p.m.

ROLL CALL: R. Steven Hill
Steven E. McElhoe
George Simler III
John Sullivan

STAFF PRESENT: Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
G. Loren Kravig, Redevelopment Specialist
Greg Leatherman, Brownfield Redevelopment Specialist
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: David Boyer, John Wernet

OTHERS PRESENT: None

APPROVAL OF CLAIMS: None

APPROVAL OF MINUTES: Approval was postponed until next meeting

New Business

Resolution 99-74: Approving a Payment to General Plastics

This expense is for twenty (20) sets of Christmas lights for the trees on the Courthouse Green. A decision was made to buy and install the lights to complement the other downtown decorations. Mr. Fletcher noted that the total bill, including sales tax applied, is \$1,084.73. He will try to eliminate the sales tax, which is the reason for the difference within the resolution. A decision was made to change the entire resolution to read \$1,084.73 and the directive to read "not to exceed \$1,084.73". Motion to approve by Mr. Simler; seconded by Mr. Sullivan. Mr. McElhoe suggested a lighted tree on the Courthouse Green and Mr. Fletcher noted that a large wreath would be placed on the doors at the east entrance to the Courthouse. Motion carried.

Resolution 99-75: Approving a Change Order for Geiger Construction for Phase One Site Preparation at Phoenix Place

Mr. Leatherman referred to installation of the Phoenix Place infrastructure discussed and voted on at the last business meeting. He reminded the Commissioners about the escaping sewer gas from the combined sewers. All parties involved have approved the solutions. Mr. McElhoe inquired about the possibility of other like problems occurring. Mr. Leatherman noted that three stormwater inlets installed on the project, two in the street and one in the alley and all are connected. This installation will correct the problems. Motion to approve by Mr. McElhoe; seconded by Mr. Sullivan. Motion carried.

Resolution 99-76: Approving Change Order Number 6 to a Contract with Hagerman Construction Corporation for the Courthouse Green Project.

Mr. Lindsay noted that this is the last change order for the Courthouse Green project. The costs are installation of an additional irrigation zone on the northeast corner, sixteen (16) yews to complete the planting along the Courthouse, stone fill for Berry

Street angular parking and a differential amount between the petunias that were part of the contract and the tulips bulbs that were actually planted. A clarification regarding the need for additional yews was noted and Mr. Lindsay stated they were needed to "fill in" empty spaces along the east side of the Courthouse. A discussion regarding the stone fill and binder for Berry Street ensued and Mr. Lindsay noted the need was because the construction of the Courthouse Green project began before the City started the Berry Street improvements and staff's goal was to facilitate temporary parking for the County and the workmen. The explanation for the change of plantings was the season of the year; since the petunias would be short-lived, it was decided to plant the tulips for Spring color. Motion to approve by Mr. McElhoe; seconded by Mr. Simler. Motion approved.

Resolution 99-77: Approving the Transfer of 1998 TIF Bond

Mr. Fletcher noted that the Courthouse Green project is substantially completed and the final billings should be completed by the end of December. Some of the landscaping will need to be completed by Hagerman's subcontractor in the Spring 2000. Mr. Fletcher has already retained monies for that expense. Staff anticipated that the project would be under budget and monies left in the construction budget need to be transferred to the Bond Principal and Interest Account. Motion to approve by Mr. Sullivan, seconded by Mr. McElhoe. Motion carried.

Resolution 99-78: Approving an Expenditure for the Office and Reception Area Expansion in the City/County Building.

Mr. Fletcher explained that the Economic Development and Planning Departments are hiring 2 new employees and need the space occupied now by the receptionists for office space. Therefore the reception areas for these departments are being relocated to the hallway. Tom Cain, the Urban Planner, has done a lot of work for the Redevelopment Department during the Courthouse Green project. Economic Development and Redevelopment share a receptionist and Planning has requested that all share in the expense. Mr. Fletcher has discussed the use of monies with the Controller's office and they agree with the proposal. Motion to approve by Mr. McElhoe; seconded by Mr. Simler. Motion carried.

Resolution 99-79: Approving the Hiring of a Geotechnical Engineer for Phoenix Place

Mr. Leatherman explained that G.M.E. suggested doing soil tests on the streets at Phoenix Place. The Commissioners had asked that soil borings be done on the housing sites. The bid in-hand is for two borings per lot, but since the EPA had done extensive testing of that land during the demolition, the second bidder stated that one boring per lot was adequate. There is no debris on the lot, but unstable soils might be discovered by these borings. Mr. Hill noted that the Commission should be diligent and make sure that the homeowners have no surprises. The Commissioners agreed that the engineers should determine the number of soil boring necessary. The other company that will be submitting a bid is Patriot. Motion to approve by Mr. Sullivan; seconded by Mr. McElhoe. Motion carried.

Resolution 99-80: Authorizing the Transfer of Monies from the Brownfield Loan and Grant Fund.

Mr. Leatherman explained that there was a request from the Administration that the Redevelopment Commission participate in the payment for demolition of the commercial structure that had burned at the corner of Pontiac and Smith Streets. There was known asbestos material in the debris and the demolition was considered an emergency by Neighborhood Code Enforcement. This structure is in the 1st council district and Archie Lundsey, the 1st district councilman, put forward a substantial amount of his CEDIT money to cover the cost but there was a \$10,000 deficit. The money has been appropriated from the Brownfield Loan and Grant Fund, which was announced at the beginning of 1999. There was a set budget for disbursements from the Fund and at this time we have not come close to expending those funds. The Controller and others have determined that this is an eligible expense for these funds. The building was in an economic development corridor and the demolition is an environmental cost (the asbestos disposal was what raised the cost of the demolition). \$10,000 will be

transferred to the appropriate fund for payment. Motion to approve by Mr. Simler, seconded by Mr. Sullivan. Motion carried.

Other Business

Resolution 99-61: Approving Amended Wording for Resolution 99-61

Mr. Lindsay reminded the Commissioners of approving the resolution designating Craftline Acquisition Corp. as an Economic Revitalization Area. The purpose of this request is to unite the period of designation with that which Economic Development uses as their designation for City Council. The resolution, as adopted, designated a tax abatement period of one year after Common Council and Mayoral approval. This changes it to five years so that the period is consistent with the Economic Development approval structure. It is a change that allows the owner more latitude in getting the project started. Mr. Fletcher explained that the standard set forth by Economic Development and what is presented to Council is five (5) years. It was agreed to amend the resolution to read five years rather than one year. Motion to approve by Mr. Simler, seconded by Mr. Sullivan. Motion carried.

Apple Glen Estoppel:

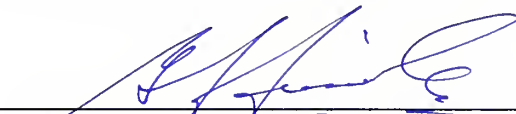
Mr. Fletcher stated that he has received an estoppel agreement for Apple Glen from the Attorney Mr. Jim Federoff. Mr. Boyer explained that Apple Glen's secondary development plan was subject to certain conditions of approval by the City Plan Commission, which were inconsistent with the first redevelopment plan. They are proposing amending their plan to be consistent with the requirements of the Plan Commission. Mr. Boyer suggested a motion to authorize the President and Secretary to execute proposed estoppel for Apple Glen. A motion was made to authorize the President and Secretary to execute the estoppel agreement, subject to staff and legal review. Motion to approve by Mr. Sullivan; seconded by Mr. McElhoe. Motion carried.

Calhoun Street Tree Grates:

Mr. Kravig noted that the tree grates along Calhoun Street between Washington and Berry need maintenance to prevent pedestrian injuries. The Redevelopment Commission has dealt with grates twice in the past. Frost heave, construction activity and growth of the trees cause unsafe conditions. The condition should be addressed every three to five years. All the grates need maintenance. City Engineering got a quote from a contractor for approximately \$75.00 per tree grate for this maintenance. The cost would be approximately \$3,000.00. Staff feels the price is reasonable and the conditions warrant the maintenance because it is a present pedestrian hazard. The Commission gave the executive director the authority to go forward with this project. Mr. Kravig will present a resolution at the next meeting.

Adjournment; Motion to adjourn by Mr. Sullivan, seconded by Mr. McElhoe. Meeting adjourned at 6:00 p.m.

Fort Wayne Redevelopment Commission



George F. Simler III, Secretary

Adopted December 29, 1999

FORT WAYNE REDEVELOPMENT COMMISSION

**SPECIAL MEETING MINUTES
December 29, 1999**

TIME: 9:00 a.m.

PLACE: City County Building – Room 910

CALL TO ORDER: Mr. Hill called the meeting to order 9:00 a.m

ROLL CALL: R. Steven Hill
Steven E. McElhoe
John Sullivan
John Powell

STAFF PRESENT: Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
G. Loren Kravig, Redevelopment Specialist
Greg Leatherman, Brownfield Redevelopment Specialist

COUNSEL PRESENT: John Wernet

OTHERS PRESENT: None

APPROVAL OF CLAIMS: Motion to approve by Steve McElhoe; seconded by John Sullivan

APPROVAL OF MINUTES: Motion to approve by Steve McElhoe; seconded by John Sullivan

CONTINUANCE OF BUSINESS

Resolution 99-81:

Approving a Three-Party Agreement for the Salin Bank Development

Mr. Fletcher stated that a news conference was held 28 December 1999 to announce that Salin Bank would be locating their offices downtown. Mr. Fletcher noted he has been working with Salin Bank to locate their offices at the northwest corner of Calhoun and Main and that an additional 28 feet of land for a drive through was necessary. That necessitated working with the 110 Corporation and Joe Christoff. He noted the points of the agreement. The Commission needs to agree to put up to \$20,000 of public infrastructure in the project and to release the 110 Corporation from their obligation to us under their original development agreement. This would release the 110 Corporation from their obligation to build a second and third building and give them a certificate of completion for that project. A discussion of the drive-through and parking lot ensued and included discussion regarding parking for Reigel's Tobacco Store. Salin Bank would be given a Quit Claim deed. John Wernet questioned some provisions and asked that the resolution be approved subject to review of the 1983 agreement with the 110 Corporation. A motion to approve was made by Mr. McElhoe subject to review of the quit claim deed on the northeast corner of the property at Harrison and Main Streets; seconded by John Sullivan. Motion carried unanimously.

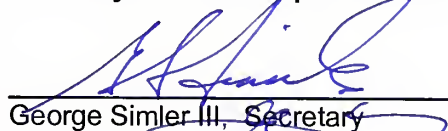
Resolution 99-82:

Ratifying and Approving a Contract with Harlow Enterprises

Mr. Kravig noted that a last month's meeting oral approval was given for the maintenance of tree grates along Calhoun Street. The unit costs remain the same, \$75.00 per tree grate. Mr. Fletcher noted that it is not the Redevelopment Commission's routine obligation to do maintenance. Mr. Hill asked if it would be appropriate for the Commission to set up a fund for maintenance. Mr. Fletcher noted that the Economic Improvement District gets \$150,000 a year. They will not do what the City does but they will do above what the City has done. Mr. Fletcher also noted that maintenance of these areas is the responsibility of the Board of Works. A discussion of past projects and the capital improvement fund resulted. A motion for approval by John Powell; seconded by John Sullivan. Motion carried unanimously.

ADJOURNMENT: Motion to adjourn by Mr. Sullivan; seconded by Mr. Powell. Motion carried.

Fort Wayne Redevelopment Commission


George Simler III, Secretary

Adopted February 10, 2000



TO LOCK
PERMANENTLY

Push down spur
with a blunt
instrument.

